

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	Larchwood	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	洋松街62號 62 Larch 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)		187	

印製日期 Date of Printing	價單編號 Number of Price List
30 July 2024	7

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
13 August 2024	7A	--
22 October 2024	7B	✓

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.)									
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
Larchwood	26	C	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	6,372,000	337,894 (31,389)	--	--	--	--	--	--	--	--	--	--
Larchwood	26	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	6,233,000	331,737 (30,856)	--	--	--	--	--	--	--	--	--	--
Larchwood	26	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,733,000	351,868 (32,708)	--	--	--	--	--	--	--	--	--	--
Larchwood	25	C	18,858 (203) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	6,372,000	337,894 (31,389)	--	--	--	--	--	--	--	--	--	--
Larchwood	25	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	6,233,000	331,737 (30,856)	--	--	--	--	--	--	--	--	--	--
Larchwood	25	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,594,000	346,267 (32,187)	--	--	--	--	--	--	--	--	--	--
Larchwood	23	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	6,094,000	324,339 (30,168)	--	--	--	--	--	--	--	--	--	--
Larchwood	23	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,872,000	357,468 (33,228)	--	--	--	--	--	--	--	--	--	--
Larchwood	22	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	6,094,000	324,339 (30,168)	--	--	--	--	--	--	--	--	--	--

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.)									
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
Larchwood	22	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,178,000	329,506 (30,629)	--	--	--	--	--	--	--	--	--	--
Larchwood	21	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,817,000	309,596 (28,797)	--	--	--	--	--	--	--	--	--	--
Larchwood	21	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	8,178,000	329,506 (30,629)	--	--	--	--	--	--	--	--	--	--
Larchwood	20	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,817,000	309,596 (28,797)	--	--	--	--	--	--	--	--	--	--
Larchwood	20	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	7,900,000	318,305 (29,588)	--	--	--	--	--	--	--	--	--	--
Larchwood	19	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,678,000	302,198 (28,109)	--	--	--	--	--	--	--	--	--	--
Larchwood	19	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	7,900,000	318,305 (29,588)	--	--	--	--	--	--	--	--	--	--
Larchwood	18	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,678,000	302,198 (28,109)	--	--	--	--	--	--	--	--	--	--
Larchwood	18	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	7,622,000	307,103 (28,547)	--	--	--	--	--	--	--	--	--	--

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.)									
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
Larchwood	17	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,400,000	287,402 (26,733)	--	--	--	--	--	--	--	--	--	--
Larchwood	17	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	7,622,000	307,103 (28,547)	--	--	--	--	--	--	--	--	--	--
Larchwood	16	E	18,789 (202) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	5,400,000	287,402 (26,733)	--	--	--	--	--	--	--	--	--	--
Larchwood	16	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	7,483,000	301,503 (28,026)	--	--	--	--	--	--	--	--	--	--
Larchwood	15	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	7,483,000	301,503 (28,026)	--	--	--	--	--	--	--	--	--	--
Larchwood	12	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	7,344,000 7,206,000	295,902 (27,506) 290,342 (26,989)	--	--	--	--	--	--	--	--	--	--
Larchwood	11	F	24,819 (267) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	7,344,000	295,902 (27,506)	--	--	--	--	--	--	--	--	--	--

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（『臨時合約』）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 ("PASP") 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 PASP, 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 PASP- (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. 註：於本第 4 節內，「售價」指本價單第二部份表中所列之住宅物業的售價，而「成交金額」指臨時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 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 PASP. The Transaction Price is obtained by applying the relevant terms of payment and/or applicable discounts on the Price and rounded to the nearest thousand.

4(i). 支付條款 Terms of Payment

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\$80,000 之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「的近律師行」或“Deacons”。

Upon signing the PASP, a preliminary deposit equivalent to 5% of the Transaction Price shall be paid by the Purchaser. Part of the preliminary deposit in the sum of HK\$80,000 must 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(s) and cheque(s) should be made payable to " Deacons " or 「的近律師行」.

A. 120 天現金付款計劃 (照售價) 120 Days Cash Payment Plan (the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 成交金額餘額(即成交金額 95%)於買方簽署臨時合約後 120 天內繳付。

The balance of the Transaction Price (95% of the Transaction Price) shall be paid within 120 days after the date of the signing of the PASP.

B. Larchwood 現樓輕鬆入伙付款計劃 (照售價減 24%) Easy Move-in Completed Larchwood Payment Plan (24% discount on the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the PASP.

- (2) 成交金額餘額(即成交金額 95%)於買方簽署臨時合約後 90 天內繳付。

The balance of the Transaction Price (95% of the Transaction Price) shall be paid within 90 days after the date of the signing of the PASP.

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

1. 支付條款折扣 Terms of Payment Discount

請參閱(4)(i)。

Please refer to (4)(i).

2. 傢俬現金津貼折扣 Furniture Cash Subsidy Discount

(只適用於選購本價單所列之 C 單位及 E 單位之買方 Only applicable to the Purchaser who chooses to purchase Unit C and Unit E listed in this price list)

- (a) 如買方於簽署臨時合約時選擇傢俬現金津貼折扣，買方可獲港幣\$28,000 售價折扣優惠。

If the Purchaser chooses the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser will be offered HK\$28,000 discount on the Price.

- (b) 如買方於簽署臨時合約時不選擇傢俬現金津貼折扣，則買方可享有第(4)(iii)2段所述之傢俬禮券優惠。為免疑問，就購買每個住宅物業，買方只可享有傢俬現金津貼折扣或第(4)(iii)2段所述之傢俬禮券優惠的其中一項。

If the Purchaser does not choose the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser is entitled to the Furniture Voucher Benefit set out in paragraph (4)(iii)2. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Furniture Cash Subsidy Discount or the Furniture Voucher Benefit as set out in paragraph (4)(iii)2.

3. 升級傢俬現金津貼折扣 Furniture Cash Subsidy Discount Plus

(只適用於選購本價單所列之 11 樓 F 單位、12 樓 F 單位、15 樓 F 單位、16 樓 F 單位、17 樓 F 單位、18 樓 F 單位、19 樓 F 單位、20 樓 F 單位、21 樓 F 單位、22 樓 F 單位、25 樓 F 單位及 26 樓 F 單位之買方 Only applicable to the Purchaser who chooses to purchase Unit F on 11th Floor, Unit F on 12th Floor, Unit F on 15th Floor, Unit F on 16th Floor, Unit F on 17th Floor, Unit F on 18th Floor, Unit F on 19th Floor, Unit F on 20th Floor, Unit F on 21st Floor, Unit F on 22nd Floor, Unit F on 25th Floor and Unit F on 26th Floor listed in this price list.)

- (a) 如買方於簽署臨時合約時選擇升級傢俬現金津貼折扣，買方可獲港幣\$58,000 售價折扣優惠。

If the Purchaser chooses the Furniture Cash Subsidy Discount Plus upon the signing of PASP, the Purchaser will be offered a HK\$58,000 discount on the Price.

- (b) 如買方於簽署臨時合約時不選擇升級傢俬現金津貼折扣，則買方可享有第(4)(iii)3段所述之升級傢俬禮券優惠。為免疑問，就購買每個住宅物業，買方只可享有升級傢俬現金津貼折扣或第(4)(iii)3段所述之升級傢俬禮券優惠的其中一項。

If the Purchaser does not choose the Furniture Cash Subsidy Discount Plus upon the signing of PASP, the Purchaser is entitled to the Furniture Voucher Benefit Plus set out in paragraph (4)(iii)3. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Furniture Cash Subsidy Discount Plus or the Furniture Voucher Benefit Plus as set out in paragraph (4)(iii)3.

4. 旺角站A2出口折扣 Mongkok Station A2 Exit Discount

買方可獲 2%售價折扣作為「旺角站 A2 出口折扣」優惠。

2% discount on the Price would be offered to the Purchaser as the “Mongkok Station A2 Exit Discount” Benefit.

5. 太子站C2出口折扣 Prince Edward Station C2 Exit Discount

買方可獲 2%售價折扣作為「太子站 C2 出口折扣」優惠。

2% discount on the Price would be offered to the Purchaser as the “Prince Edward Station C2 Exit Discount” 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

1. (並無此編號優惠) (No benefit of such numbering)

2. 傢俬禮券優惠 Furniture Voucher Benefit

(只適用於選購本價單所列之 C 單位及 E 單位之買方 Only applicable to the Purchaser who chooses to purchase Unit C and Unit E listed in this price list)

(a) 傢俬禮券優惠(『該優惠』)由指定傢俬公司提供。

The Furniture Voucher Benefit (the “Benefit”) is provided by the designated furniture company.

(b) 買方於簽署臨時合約時，可免費獲贈由指定傢俬公司提供價值為港幣\$28,000之傢俬禮券一張 (『該禮券』)。

Upon the signing of the PASP, the Purchaser will receive a HK\$28,000 furniture voucher (the “Voucher”) provided by the designated furniture company free of charge.

(c) 買方須於簽署臨時合約後的7個工作日內兌換該禮券並與指定傢俬公司簽訂有關提供適用於指明住宅物業的指明傢俬(『該傢俬』)之合約。

The Purchaser shall redeem the Voucher within 7 working days after signing of the PASP and enter into a contract with the designated furniture company regarding the provision of specified furniture applicable to the specified residential property (the "Furniture").

(d) 有關該傢俬的詳情(包括但不限於設計、顏色及物料)，請向指定傢俬公司查詢。

For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture company.

(e) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷該優惠及/或向買方尋求退回該優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Benefit forthwith without prejudice to the Vendor's other rights and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

(f) 為免生疑問，買方須付清指明住宅物業之成交金額及按買賣合約完成指明住宅物業之買賣，不管：

For the avoidance of doubt, the Purchaser shall settle the full amount of the Transaction Price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:

(1) 就該優惠有否引起任何爭議；及

there is any dispute arising from the Benefit; and

(2) 該指定傢俬公司交付予買方的所有或任何該傢俬是否與該優惠之條款一致。

all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

(g) 賣方、其所有控股公司或其代表不會就該優惠及該傢俬提供保養或作出任何保證或陳述，更不會就該傢俬狀況、狀態、品質、性能或任何該傢俬是否或會否在可運作狀態作出任何保證及陳述。

如買方對該傢俬有任何異議或質詢，應直接聯絡該指定傢俬公司。

The Vendor, all its holding company(ies) or any person(s) on its behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture's condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the designated furniture company directly.

(h) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

3. 升級傢俬禮券優惠 Furniture Voucher Benefit Plus

(只適用於選購本價單所列之 11 樓 F 單位、12 樓 F 單位、15 樓 F 單位、16 樓 F 單位、17 樓 F 單位、18 樓 F 單位、19 樓 F 單位、20 樓 F 單位、21 樓 F 單位、22 樓 F 單位、25 樓 F 單位及 26 樓 F 單位之買方 Only applicable to the Purchaser who chooses to purchase Unit F on 11th Floor, Unit F on 12th Floor, Unit F on 15th Floor, Unit F on 16th Floor, Unit F on 17th Floor, Unit F on 18th Floor, Unit F on 19th Floor, Unit F on 20th Floor, Unit F on 21st Floor, Unit F on 22nd Floor, Unit F on 25th Floor and Unit F on 26th Floor listed in this price list.)

(a) 升級傢俬禮券優惠(『該優惠』)由指定傢俬公司提供。

The Furniture Voucher Benefit Plus (the “Benefit”) is provided by the designated furniture company.

(b) 買方於簽署臨時合約時，可免費獲贈由指定傢俬公司提供價值為港幣\$58,000之傢俬禮券一張 (『該禮券』)。

Upon the signing of the PASP, the Purchaser will receive a HK\$58,000 furniture voucher (the “Voucher”) provided by the designated furniture company free of charge.

(c) 買方須於簽署臨時合約後的7個工作日內兌換該禮券並與指定傢俬公司簽訂有關提供適用於指明住宅物業的指明傢俬(『該傢俬』)之合約。

The Purchaser shall redeem the Voucher within 7 working days after signing of the PASP and enter into a contract with the designated furniture company regarding the provision of specified furniture applicable to the specified residential property (the "Furniture").

(d) 有關該傢俬的詳情(包括但不限於設計、顏色及物料)，請向指定傢俬公司查詢。

For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture company.

(e) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷該優惠及/或向買方尋求退回該優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Benefit forthwith without prejudice to the Vendor's other rights and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

(f) 為免生疑問，買方須付清指明住宅物業之成交金額及按買賣合約完成指明住宅物業之買賣，不管：

For the avoidance of doubt, the Purchaser shall settle the full amount of the Transaction Price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:

(1) 就該優惠有否引起任何爭議；及

there is any dispute arising from the Benefit; and

- (2) 該指定傢俬公司交付予買方的所有或任何該傢俬是否與該優惠之條款一致。

all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

- (g) 賣方、其所有控股公司或其代表不會就該優惠及該傢俬提供保養或作出任何保證或陳述，更不會就該傢俬狀況、狀態、品質、性能或任何該傢俬是否或會否在可運作狀態作出任何保證及陳述。如買方對該傢俬有任何異議或質詢，應直接聯絡該指定傢俬公司。

The Vendor, all its holding company(ies) or any person(s) on its behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture' s condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the designated furniture company directly.

- (h) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

4. 送贈家具優惠 Gift Furniture Benefit

(只適用於 23 樓 F 單位之買方 Only applicable to the Purchaser who chooses to purchase Unit F on 23rd Floor)

- (a) 買方可免費獲贈本價單附錄 1 所列明之適用於所購的住宅物業的家具和物件（「該家具」）。

The Purchaser will be provided with the furniture and chattels applicable to the residential property purchased as set out in the Annex 1 hereto (the "Furniture") free of charge.

- (b) 在買方完全遵守、履行及符合其於臨時合約及買方合約所列的條款及條件及住宅物業的買賣已完成（「成交」）的前提下，該家具將以放置於住宅物業內或賣方決定之其他方式於成交時以其時之狀況交予買方。

Subject to the full observance and performance of and compliance with the terms and conditions as set out in the PASP and the agreement for sale and purchase on the part of the Purchaser and the completion of the sale and purchase of the Property (the "Completion"), the Furniture will be delivered to the Purchaser upon Completion by leaving the same in the residential property or by any other manner as the Vendor may decide in such condition as at Completion.

- (c) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷送贈家具優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Gift Furniture Benefit forthwith without prejudice to the Vendor' s other rights and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

- (d) 送贈家具優惠不能轉讓及轉移，及只能由住宅物業之買方本人享用。

The Gift Furniture Benefit is non-assignable and non-transferable and can only be enjoyed by the Purchaser of the residential property personally.

- (e) 賣方、其所有控股公司或其代表不會就該家具提供保養或作出任何保證或陳述，更不會就該家具狀況、狀態、品質、性能或任何該家具是否或會否在可運作狀態作出任何保證及陳述。任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，售樓說明書內所註明有關指明住宅單位及其內裝置、裝修物料及設備之『欠妥之處的保養責任期』將不適用於該傢俱。

The Vendor, all their holding company(ies) or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture. In particular, no warranty or

representation whatsoever is given as to the condition, state, quality, fitness of the Furniture or as to whether any of the Furniture is or will be in working condition. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the Defect Liability Warranty Period for the specified residential property and the fitting, finishes and appliance as set out in the sales brochure does not apply to the Furniture.

- (f) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

5. Larchwood 無壓輕鬆置業印花稅優惠 Larchwood Easy Home Ownership Stamp Duty Benefit

- (a) 受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清每一期樓款及餘款[^]及按買賣合約完成購買指明住宅物業), 賣方會代買方繳付所購買的指明住宅物業之買賣合約所須繳付的從價印花稅。賣方代買方繳付的從價印花稅款額上限為成交金額的 2.25%, 超出上限的從價印花稅款額 (如有), 由買方自行承擔。若買方簽署正式合約時擁有其他任何住宅物業 (「原物業」) 並於完成購買指明住宅物業後售出原物業並向印花稅署申請退還部分從價印花稅, 買方不須將退還稅項任何部份支付賣方。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price[^] according to the respective dates stipulated in the agreement for sale and purchase and complete the purchase of the specified residential property in accordance with the agreement for sale and purchase), the Vendor will pay the ad valorem stamp duty payable by the Purchaser in respect of the agreement for sale and purchase of the Property. The amount of the ad valorem stamp duty payable by the Vendor on behalf of the Purchaser shall not exceed the amount being 2.25% of the Transaction Price, the excess amount of the ad valorem stamp duty (if any) shall be borne by the Purchaser. Where the Purchaser owns any other residential property (the “original property”) at the time of his signing of the Agreement and sells the original property after the completion of the purchase of the Property and he applies for a refund of part of the ad valorem stamp duty paid from the Stamp Office, the Purchaser is not required to pay any part of the refund to the Vendor.

[^] 以賣方代表律師實際收到款項日期計算。

[^] the actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of payment by the Purchaser.

- (b) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

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

買賣雙方各自負責其代表律師擬備, 完成及登記買賣合約及轉讓契的律師費和支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of the agreement for sale and purchase and the assignment.

買方需支付一切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 including but not limited to Ad Valorem Stamp Duty*, Buyer's Stamp Duty* and Special Stamp Duty* shall be borne by the Purchaser (*if applicable).

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

(a)所有有關指明住宅物業買賣的雜費，包括(但不限於)查冊費，登記費及所有附於買賣合約及轉讓契的圖則之圖則費；(b)指明住宅物業之樓契及業權文件的認證副本費用及分攤以下費用(i) 擬備大廈公契(賣方可決定將管理合約包括在大廈公契內)的律師費用及(ii) 附於大廈公契內有關發展項目公用部份的圖則之圖則費；(c)(i) 所有賣方就指明住宅物業所支付的公用事業按金；(ii)按比例分攤發展項目公用部份的水、電及煤氣按金；及(d)所有根據大廈公契及管理合約規定須向賣方或管理公司補還或繳付的管理費預繳金額，管理費按金、清理廢料的費用、特別基金及其他按金/基金等。

(a) All disbursements incurred in connection with the sale and purchase of the specified residential property including (without limitation) search fees; registration fees and fees for the preparation of plans of the specified residential property to be annexed to the agreement for sale and purchase and the assignment;(b) the costs of preparing certified true copies of title deeds and documents relating to the specified residential property and a proportionate part of (i) the costs of and incidental to the preparation of the Deed of Mutual Covenant (which may, at the Vendor's option, incorporate a Management Agreement); (ii) the costs of and incidental to the preparation of plans showing the common parts of the Development to be annexed to the Deed of Mutual Covenant; (c)(i) all public utility deposits paid by the Vendor in respect of the specified residential property; (ii) a proportionate part of the water, electricity and gas deposits in respect of the common parts of the Development; and (d) all the advance payment of management fees, management fee deposits, debris removal fee, special fund and other miscellaneous deposit(s)/fund(s), etc. to be reimbursed or payable to the Vendor or the Manager in accordance with the Deed of Mutual Covenant and Management Agreement.

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	Centaline Property 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
晉聯地產 (大圍) 有限公司	Elite Union Property (Tai Wai) Limited
香港(國際)地產商會有限公司	Hong Kong (International) Realty Association Limited
香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Limited
香港地產代理商總會有限公司	Hong Kong Real Estate Agencies General Association Limited
建富物業	Kin Fu Realty
祥益地產代理有限公司	Many Wells Property Agent 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
搜房(香港)集團有限公司	Soufun (Hong Kong) Group 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.themet.com.hk/larchwood>

The address of the website designated by the Vendor for the development is: <http://www.themet.com.hk/larchwood>

附錄 1 送贈家具優惠

(只適用於 23 樓 F 單位之買方)

(Only applicable to the Purchaser who chooses to purchase Unit F on 23rd Floor.)

描述 Description	數量 Quantity
衣櫃連床之傢俬組合 Furniture combo with wardrobe and bed	1