

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	敦皓 The Morgan	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	干德道31號 31 Conduit Road		
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)			111

印製日期 Date of Printing	價單編號 Number of Price List
09/03/2016	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
無 Nil	無 Nil	價錢 Price
		無 Nil

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 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	
敦皓 The Morgan	7	A*	114.700 (1,235) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	39,741,000	346,478 (32,179)	--	--	--	--	--	--	--	--	--	--	
	7	B*	121.097 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	44,914,000	370,893 (34,470)	--	--	--	--	--	--	--	--	--	--	
	7	C*	123.195 (1,326) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	45,633,000	370,413 (34,414)	--	--	--	--	--	--	--	--	--	--	--
	8	D1	86.982 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	30,120,000	346,279 (32,179)	--	--	--	--	--	--	--	--	--	--	--
	8	D2	86.981 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	30,120,000	346,283 (32,179)	--	--	--	--	--	--	--	--	--	--	--
	9	A*	114.700 (1,235) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	40,293,000	351,290 (32,626)	--	--	--	--	--	--	--	--	--	--	--
	9	B*	121.097 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	45,278,000	373,899 (34,749)	--	--	--	--	--	--	--	--	--	--	--
	9	C*	123.195 (1,326) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	46,077,000	374,017 (34,749)	--	--	--	--	--	--	--	--	--	--	--
	9	D1	99.753 (1,074) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	34,920,000	350,065 (32,514)	--	--	--	--	--	--	--	--	--	--	--
	9	D2	99.739 (1,074) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	35,940,000	360,340 (33,464)	--	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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		
敦皓 The Morgan	10	A*	117.460 (1,264) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	41,663,000	354,699 (32,961)	--	--	--	--	--	--	--	--	--	--	--	
	10	B*	121.097 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	45,787,000	378,102 (35,140)	--	--	--	--	--	--	--	--	--	--	--	
	10	C*	126.464 (1,361) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	47,674,000	376,977 (35,029)	--	--	--	--	--	--	--	--	--	--	--	--
	10	D1	86.982 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	30,643,000	352,291 (32,738)	--	--	--	--	--	--	--	--	--	--	--	--
	10	D2	86.981 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	30,643,000	352,295 (32,738)	--	--	--	--	--	--	--	--	--	--	--	--
	11	A*	114.700 (1,235) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	41,121,000	358,509 (33,296)	--	--	--	--	--	--	--	--	--	--	--	--
	11	B*	121.097 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	46,297,000	382,313 (35,531)	--	--	--	--	--	--	--	--	--	--	--	--
	11	C*	123.195 (1,326) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	46,818,000	380,032 (35,308)	--	--	--	--	--	--	--	--	--	--	--	--
	11	D1	99.753 (1,074) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	35,580,000	356,681 (33,128)	--	--	--	--	--	--	--	--	--	--	--	--
	11	D2	99.739 (1,074) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	36,660,000	367,559 (34,134)	--	--	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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		
敦皓 The Morgan	16	A*	117.460 (1,264) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	42,722,000	363,715 (33,799)	--	--	--	--	--	--	--	--	--	--	--	
	16	B*	121.097 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	47,171,000	389,531 (36,202)	--	--	--	--	--	--	--	--	--	--	--	
	16	C*	126.464 (1,361) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	48,890,000	386,592 (35,922)	--	--	--	--	--	--	--	--	--	--	--	--
	16	D1	86.982 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	31,898,000	366,720 (34,079)	--	--	--	--	--	--	--	--	--	--	--	--
	16	D2	86.981 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	31,898,000	366,724 (34,079)	--	--	--	--	--	--	--	--	--	--	--	--
	17	A*	114.714 (1,235) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	42,087,000	366,886 (34,079)	--	--	--	--	--	--	--	--	--	--	--	--
	17	B*	121.025 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	47,753,000	394,571 (36,649)	--	--	--	--	--	--	--	--	--	--	--	--
	17	C*	123.110 (1,325) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	48,041,000	390,228 (36,257)	--	--	--	--	--	--	--	--	--	--	--	--
	17	D1	99.895 (1,075) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	36,935,000	369,738 (34,358)	--	--	--	--	--	--	--	--	--	--	--	--
	17	D2	99.881 (1,075) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	38,136,000	381,814 (35,475)	--	--	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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		
敦皓 The Morgan	18	D1	86.981 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	32,630,000	375,139 (34,861)	--	--	--	--	--	--	--	--	--	--	--	
	18	D2	86.982 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	32,630,000	375,135 (34,861)	--	--	--	--	--	--	--	--	--	--	--	
	19	A*	114.714 (1,235) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	42,639,000	371,698 (34,526)	--	--	--	--	--	--	--	--	--	--	--	--
	19	B*	121.025 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	48,335,000	399,380 (37,095)	--	--	--	--	--	--	--	--	--	--	--	--
	19	C*	123.110 (1,325) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	48,781,000	396,239 (36,816)	--	--	--	--	--	--	--	--	--	--	--	--
	19	D1	99.895 (1,075) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	37,656,000	376,956 (35,029)	--	--	--	--	--	--	--	--	--	--	--	--
	19	D2	99.881 (1,075) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	38,977,000	390,234 (36,258)	--	--	--	--	--	--	--	--	--	--	--	--
	20	A*	117.474 (1,264) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	44,064,000	375,096 (34,861)	--	--	--	--	--	--	--	--	--	--	--	--
	20	B*	121.025 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	48,772,000	402,991 (37,431)	--	--	--	--	--	--	--	--	--	--	--	--
	20	C*	126.383 (1,360) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	50,678,000	400,987 (37,263)	--	--	--	--	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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
敦皓 The Morgan	20	D1	86.981 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	33,362,000	383,555 (35,643)	--	--	--	--	--	--	--	--	--	--
	20	D2	86.982 (936) 露台 Balcony: 2.758 (30); 工作平台 Utility Platform: 0.000 (0)	33,362,000	383,551 (35,643)	--	--	--	--	--	--	--	--	--	--
	22	A*	117.474 (1,264) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	45,095,000	383,872 (35,676)	--	--	--	--	--	--	--	--	--	--
	22	B*	121.025 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	50,301,000	415,625 (38,604)	--	--	--	--	--	--	--	--	--	--
	22	C*	126.383 (1,360) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	52,653,000	416,615 (38,715)	--	--	--	--	--	--	--	--	--	--
	23	A*	114.714 (1,235) 露台 Balcony: 4.206 (45); 工作平台 Utility Platform: 1.500 (16)	44,681,000	389,499 (36,179)	--	--	--	--	--	--	--	--	--	--
	23	B*	121.025 (1,303) 露台 Balcony: 4.223 (45); 工作平台 Utility Platform: 1.500 (16)	51,174,000	422,838 (39,274)	--	--	--	--	--	--	--	--	--	--
	23	C*	123.110 (1,325) 露台 Balcony: 4.598 (49); 工作平台 Utility Platform: 1.500 (16)	52,408,000	425,701 (39,553)	--	--	--	--	--	--	--	--	--	--
	23	D1	99.895 (1,075) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	39,097,000	391,381 (36,369)	--	--	--	--	--	--	--	--	--	--
	23	D2	99.881 (1,075) 露台 Balcony: 3.280 (35); 工作平台 Utility Platform: 0.000 (0)	40,598,000	406,464 (37,766)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 **Part 3: Other Information**

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 註：於本第 4 節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣 (如有) 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 the schedule 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 price obtained after applying the relevant discount(s) (if any) on the price will be rounded to the nearest thousand to determine the Transaction Price.

買方於簽署臨時買賣合約時須繳付相等於成交金額 5% 作為臨時訂金，其中港幣 \$500,000.00 須以銀行本票繳付，臨時訂金餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方代表律師「孖士打律師行」。

Purchasers shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase, of which HK\$500,000.00 shall be paid by a cashier order and the remaining portion of the preliminary deposit shall be paid by cashier order or cheque. All cashier orders or cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to the Vendor's solicitors "Mayer Brown JSM".

支付條款：

Terms of payment :

(A) 建築期付款計劃 – (照售價減 2%)

- 1) 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付。
- 2) 成交金額 5% 進一步訂金於買方簽署臨時買賣合約後 60 天內繳付。
- 3) 成交金額 5% 再期付款於買方簽署臨時買賣合約後 120 天內繳付。
- 4) 成交金額 5% 再期付款於買方簽署臨時買賣合約後 150 天內繳付。
- 5) 成交金額 80% 即成交金額的餘數於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的 14 日內由買方繳付。

(A) Stage Payment Plan – (2% discount from the Price)

- 1) 5% of the Transaction Price being the preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 5% of the Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
- 3) 5% of the Transaction Price being further part payment shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.
- 4) 5% of the Transaction Price being further part payment shall be paid within 150 days after signing of the preliminary agreement for sale and purchase.
- 5) 80% of the Transaction Price being balance of the Transaction Price shall be paid within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s).

(B) 270天付款計劃 – (照售價)

- 1) 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付。
- 2) 成交金額 5% 進一步訂金於買方簽署臨時買賣合約後 60 天內繳付。
- 3) 成交金額 5% 再期付款於買方簽署臨時買賣合約後 120 天內繳付。

4) 成交金額 85% 即成交金額的餘數於買方簽署臨時買賣合約後270天內繳付。

(B) 270-days Payment Plan – (List Price)

- 1) 5% of the Transaction Price being the preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
- 2) 5% of the Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
- 3) 5% of the Transaction Price being further part payment shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.
- 4) 85% of the Transaction Price being balance of the 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：

Basis on which any discount on the Price is available：

(a) 請參閱4(i)。
Please refer to 4(i).

(b) 印花稅現金優惠
Stamp Duty Cash Benefit

(i) 「從價印花稅優惠」“Ad Valorem Stamp Duty” Benefit
購買任何指明住宅物業之買方可獲額外售價8.5%折扣優惠。
An extra discount of 8.5% from the Price will be offered to Purchaser who purchases any of the specified residential properties.

或/OR

(ii) 「買家印花稅優惠」“Buyer's Stamp Duty” Benefit
本優惠只提供予須支付買家印花稅購買指明住宅物業之首3位買方，該等買方購買任何住宅物業均可獲額外售價10.5%折扣優惠。
An extra discount of 10.5% from the Price will only be offered to the first three individual Purchasers who are required to pay the Buyer's Stamp Duty for the purchase of any of the specified residential properties.

印花稅現金優惠不得轉讓。

The Stamp Duty Cash Benefit is not transferable.

(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：

以下贈品、財務優惠或利益由賣方提供及只適用於臨時買賣合約中列明的買方。

The following gift, financial advantage or benefit are offered by the Vendor and are applicable only to the Purchaser specified in the preliminary agreement for sale and purchase.

(a) 「住客車位優惠」“Benefit of Residential Parking Space”

本價單中標有*的指明住宅物業的買方可認購下表所列而尚未被售出的一个發展項目的車位，有關每個車位之售價請參閱車位價單。車位售完即止。買方須於簽訂指明住宅物業的臨時買賣合約時決定是否認購及認購哪一車位。如買方如此認購車位，該指明住宅物業及相關車位須由同一份臨時買賣合約及同一份買賣合約涵蓋。如買方不於簽訂指明住宅物業的臨時買賣合約時認購車位，或當時已無相關車位可供認購，買方不會為此獲得任何補償。

The purchaser of a specified residential property marked with * in this price list may choose to purchase one of the car parking spaces of the development listed below which remains unsold. Please refer to the price list of the car parking spaces in respect of the purchase price for each of the car parking spaces. The car parking spaces are subject to availability. The purchaser shall decide whether to purchase the car parking space (and if yes, which one) upon the signing of the preliminary agreement for sale and purchase of the specified residential property. If the purchaser so purchases the car parking space, both the specified residential property and the car parking space concerned shall be covered by one single preliminary agreement for sale and purchase and one single agreement for sale and purchase. If the purchaser does not purchase a car parking space upon the signing of the preliminary agreement for sale and purchase of the specified residential property, or if there is no car parking space available for sale, the purchaser shall not be entitled to any compensation therefor.

車位編號 Car Parking Space Number(s).
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53

(4)(iv)

誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅：

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development：

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用（不包括雜費，雜費須由買方支付）。
If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment. (excluding the disbursements which shall be paid by the Purchaser)
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責其有關買賣合約及轉讓契兩項法律文件之律師費用及雜費。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements in respect of the agreement for sale and purchase and the assignment.

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

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

- (4)(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用：
Any charges that are payable by a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development :

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

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also bear the legal costs and other disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the development.

- (5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：
The vendor has appointed estate agents to act in the sale of any specified residential property in the development:

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

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

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

利嘉閣地產有限公司
Ricacorp Properties Limited

世紀21測量行有限公司
Century 21 Surveyors Limited

高力國際物業代理有限公司
Colliers International Agency Limited

輝騰置業有限公司
Fidelity Real Estate Limited

香港地產代理商總會有限公司
Hong Kong Real Estate Agencies General Association Limited

仲量聯行有限公司
Jones Lang LaSalle Limited

萊坊(香港)有限公司
Knight Frank Hong Kong Limited

專業地產有限公司
Professional Properties Limited

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

第一太平戴維斯住宅代理有限公司
Savills Realty Limited

香港蘇富比國際物業顧問
Hong Kong Sotheby's International Realty

ENGEL& VÖLKERS

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.themorgan.hk>
The address of the website designated by the vendor for the development is: <http://www.themorgan.hk>