



yoo Residence - 銅鑼灣銅鑼灣道33號 No. 33 Tung Lo Wan Road, Causeway Bay

價單 Price List
第一批可供出售的單位的第一張價單 Price List #1 of the First Batch of Units Available for Sale

此價單為第一批可供出售的單位之第一張價單。

This is the First price list for the units in the First Batch.

Table with 14 columns: Floor, Unit, Saleable Area, Balcony, Utility Platform, Unit Rate of Saleable Area, Bay Window, Unit Covered Area, Apportioned Share of Common Area, Other Areas (Platform, Main Roof), Air-conditioning Platform, Gross Floor Area, Unit Rate of Gross Floor Area, Price (\$).

準買家請參閱發展商所提供售樓書內有關上述資料之詳情。
Prospective purchasers please refer to the sales brochure provided by the Developer for further details of the above information.
住宅單位總數：144
Number of Residential Units: 144
本價單 / 付款辦法 / 有關之優惠隨時調整，恕不另行通知。
All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

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附註 (Remarks):

- 1 露台及工作平台為不可封閉之地方。
Balcony and Utility Platform are Non-enclosed Areas.
2 住宅樓層由5樓開始，不設4樓、13樓、14樓及24樓，17樓為避火層。
Residential storeys start from 5/F; 4/F, 13/F, 14/F & 24/F are omitted; 17/F is refuge floor.
3 有關之建築圖則、分區計劃大綱圖、批地條款及已待批之大廈公契或附屬公契(如有)各項文件之副本，均可向售樓處免費查閱。
Copies of the related building plans, Outline Zoning Plan, Land Grant Conditions and the approved / draft Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office(s).
4 單位樓面至樓面高度(以批准圖則為準)*：約3.1米 (30樓 - 33樓約3.4米)
FLOOR-TO-FLOOR HEIGHT (based on the approved building plans)*: Approx. 3.1m (Approx. 3.4m for 30F - 33F)
*指該樓層之石屎地台面與上一層石屎地台面之高度距離
*refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor.
住宅單位的天花高度將會因應其結構、建築設計及或裝修設計上的需要而有差異。
The internal ceiling height within residential units may vary due to structural, architectural and / or decoration design variation.
5 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
6 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
All plans are subject to final approval by the relevant Government Authorities.
7 有關本發展項目之公共空間及公共設施之管理及維修責任(如有)，請參閱發展商提供之售樓說明書內所載批地條款、公用契約承諾(如有)及大廈公契或附屬公契(如有)之相關條款。
For details of the management and maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication/Undertaking (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochure provided by the developer.
8 買方須注意，在部份露台、工作平台或單位的平台內可能有外露之喉管，售樓處職員可提供有關露台、工作平台或單位的平台的平面圖作參考，外露之喉管的大約位置將會被展示在該平面圖上，但賣方保留更改該等圖則的權利，並以有關政府部門最後批准為準。
Purchasers should note that there may be exposed pipes and ducts on the balconies, utility platforms, flat roofs and roof.
Floor plans of such balconies, utility platforms, flat roofs and roof indicating the approximate positions of such exposed pipes and ducts will be available at the sales office for reference.
The Vendor reserves its right to amend such plans subject to the approval by the relevant Government departments and authorities.
9 部份住宅單位客/飯廳、睡房、走廊及/或廚房之裝飾橫樑內裝置冷氣喉管及/或其他機電設備。
There are ceiling bulkheads at living/dining room, bedrooms, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
10 單位有非結構預製外牆，買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。
There are non-structural prefabricated external walls in the residential units.
The Saleable Area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.
11 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。
Saleable Area includes areas of balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
12 單位有蓋面積包括實用面積及窗台面積。
Unit Covered Area includes the Saleable Area and areas of bay window.
13 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
14 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
15 準買家請參看設置於售樓處之物業模型以了解物業及其有意購買住宅單位之外觀及建築特色，特別是屬於或影響該住宅單位之建築特色。該物業模型以屋宇署及地政總署最後批准之圖則為標準。特別是屬於或影響準買家欲購買的住宅單位的建築裝飾。住宅單位的景觀有可能會受到周圍的建築物及住宅單位本身之位置所影響。
Prospective purchasers are requested to refer to the model of the Development placed at the sales office(s) to appreciate the physical appearances and architectural features of the Development, especially those of or affecting the residential units they intend to purchase. The aforesaid model shall be subject to the final approved plans by the Buildings Department and the Lands Department.
16 在此建議各準買家親身到訪物業發展項目，以充分了解其地盤現場、周圍環境及地方及鄰近公共設施，以及清楚了解該物業發展項目的外觀及/或建築裝飾，特別是屬於或影響準買家欲購買的住宅單位的建築裝飾。住宅單位的景觀有可能會受到周圍的建築物及住宅單位本身之位置所影響。
Prospective purchasers are also advised to conduct on-site visit to the Development for a better understand of the Development site, its surrounding environment and areas, and the public facilities nearby as well as the physical appearances and/or architectural features of the Development, especially those of or affecting the residential units they intend to purchase.
Views of residential units are subject to and may be affected by the surrounding buildings and the location of the unit itself.
一切內容以英文版本為準，中英文版本如有歧義，以英文版本為準。所有資料並依據買賣合約所訂為標準。
All contents shall be based on the English version and where discrepancy in the meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the Agreement for Sale ;

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付款辦法 Payment Terms

建築期付款 Stage Payment Plan (照訂價 List Price)

- 1 樓價 5% 於簽署臨時買賣合約時繳付，並於簽署後5個工作天內簽署正式買賣合約。^{*}
5% of the purchase price shall be paid by the Purchaser(s) upon signing of the Preliminary Agreement for Sale and Purchase.^{*}
The Formal Agreement for Sale and Purchase shall be signed by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

- 2 再付樓價 5% 於簽署正式買賣合約時付清。
A further 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the Formal Agreement for Sale and Purchase.

- 3 再付樓價 5% 於簽署正式買賣合約後 90 天內付清。
A further 5% of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the Formal Agreement for Sale and Purchase.

- 4 再付樓價 5% 於簽署正式買賣合約後 180 天內付清。
A further 5% of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the Formal Agreement for Sale and Purchase.

- 5 樓價餘數 80% 於賣方發出完成交易通知書之14天內付清。
80% of the purchase price shall be paid by the Purchaser(s) within 14 days from the notice of completion of the sale and purchase issued by the Vendor.

- ^{*} 所有樓價(除部份首期訂金可由支票支付外)須以抬頭人為賣方代表律師「張葉司徒陳律師事務所」之銀行本票支付。
All payments shall be paid by way of cashier orders, other than cheque portion of the initial deposit, drawn in favor of the Vendor's solicitors, "VINCENT T.K. CHEUNG, YAP & CO.".

附註 (Remarks):

發展商有權在沒有任何通知下修改或取消上述付款辦法。
The developer reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.

買方倘逾期不簽署正式買賣合約，則賣方可沒收首期訂金實數的金額。
If the Purchaser(s) fails to sign the Formal Agreement for Sale and Purchase, the Vendor shall be entitled to forfeit the actual amount of the Initial Deposit.

買方須知 Notes to Purchasers:

- 1 根據臨時買賣合約所繳交之首期訂金為該物業的樓價之百分之5 (下稱首期訂金)。
The Initial Deposit paid to the Vendor under the Preliminary Agreement for Sale and Purchase of the Property shall be an amount equal to 5% of the purchase price of the unit concerned ("the Initial Deposit").
- 2 所有樓價(除部份首期訂金可由支票支付外)須以抬頭人為賣方代表律師「張葉司徒陳律師事務所」之銀行本票支付。
All payments shall be paid by way of cashier orders, other than cheque portion of the initial deposit, drawn in favor of the Vendor's solicitors, "VINCENT T.K. CHEUNG, YAP & CO.".
- 3 買方必須在臨時買賣合約日期後5個工作天內(不包括星期六、黑色暴雨警告或烈風警報懸掛日)帶同臨時買賣合約到上述律師簽署賣方律師所擬備之正式買賣合約，買方不得更改正式買賣合約的內容(必須嚴守所訂時限)。
The Purchaser shall attend the aforesaid Solicitors' office together with the Preliminary Agreement for Sale and Purchase within 5 working days (which shall not include Saturdays and any day which a black rainstorm or gale warning was hoisted) after the date of the Preliminary Agreement for Sale and Purchase (in this respect time shall be of the essence) to execute the Formal Agreement for Sale and Purchase in such standard form as prepared by the Vendor's Solicitor which shall not be altered by the Purchaser.
- 4 以個人名義(包括單獨或聯名名義)購買之買方，須憑有效個人身份證親臨辦理購置手續。
For individual purchaser(s) in his/her own name (including sole or joint purchasers), he/she must personally attend the sales office and present his/her identity card to attend to the purchase procedure.
- 5 以有限公司名義購買之買方，經辦人須為公司授權辦理認購及簽署臨時買賣合約之人士，須帶備公司印章、公司商業登記證、董事名冊及會議紀錄證明有關經辦人之授權之影印副本各一份，親臨辦理購置手續。
For corporate purchaser, the person acting for and on behalf of the company must be the person authorized by the company to effect the purchase and to sign the Preliminary Agreement for Sale and Purchase, and he/she must personally attend to the purchase procedures and bring along the company chop, the business registration certificate of the company, copies of the register of director(s) and minutes of meeting showing his/her authority.
- 6 若買方不履行臨時買賣合約內任何條文包括未能依期簽署正式買賣合約及/或依期付款，賣方有權終止臨時買賣合約及沒收已繳付的訂金及樓款，但賣方不能對買方提出進一步申索。賣方亦有權將該物業保留或重售予他人。
If the Purchaser fails to comply with any provision of the Preliminary Agreement for Sale and Purchase including failing to sign the Formal Agreement for Sale and Purchase and/or pay any of the above payment due, the Vendor shall be entitled to terminate the Preliminary Agreement for Sale and Purchase and forfeit the deposits and part payments of the purchase money already paid, but the Vendor shall not have any further claim against the Purchaser. The Vendor shall also be entitled to retain or resell the Property to any other person.
- 7 如買方不另聘律師之情況下，正式買賣合約及轉讓契之律師費才會由賣方支付。請參閱有關單位所屬之律師費收費表內所註明之律師費、雜費及/或行政費(如適用)。
The legal cost in respect of the Formal Agreement for Sale and Purchase and the Assignment shall be paid by the Vendor if the Purchaser is not separately represented. For details, please make reference to the table for legal costs, disbursements and/or administration charges (if applicable) of the respective solicitors handling the sale of the units concerned.
- 8 除第7段所述以外，於此買賣文件中，買方須負責繳付所有買方律師及有關擬備、簽訂、加蓋印花、完成交易及臨時買賣合約、正式買賣合約及轉讓契之發出費用及(a)有關草擬大廈公契暨管理合約(下稱「大廈公契」)費用及大廈公契之圖則費的適當分攤；(b)上手契認正本之律師費；(c) 該物業的正式買賣合約及轉讓契之圖則費；(d) 一概有關臨時買賣合約、正式合約及轉讓契之釐印費、登記費及其他支出費用；及(e)該物業按揭(如有)之法律費用及其他支出。
Subject to paragraph 7 abovementioned, the Purchaser(s) shall solely bear and pay all the legal costs and disbursement for the preparation, execution, stamping, completion and registration of the Preliminary Agreement for Sale and Purchase, the Formal Agreement for Sale and Purchase and the Assignment and (a) a due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to the annexed to the Assignment, (d) all stamp duty, registration fee and other disbursements on the Preliminary Agreement for Sale and Purchase, the Formal Agreement and the Assignment, and (e) all legal and other costs and disbursement in respect of any mortgage (if any) in respect of the Property.
- 9 買方須於賣方發出完成交易通知書之十四天內完成該物業之買賣。
The sale and purchase of the Property shall be completed within 14 days from the notice of completion of the sale and purchase issued by the Vendor.
- 10 買方如須安排物業按揭，請於購買物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率及分期還款細則及條款等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。
Before purchasing the Property, the Purchaser(s) is/are advised to enquire the bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage for the Property. All financial arrangement shall be subject to the final approval of the bank(s) or financial institution(s).
- 11 本「買方須知」之中文譯本僅供參考之用，如有爭議，以英文版本為準。
The Chinese translation of this "Notes to Purchasers" is for reference only and the English version thereof shall prevail in case of inconsistency.
- 12 有關本物業發展項目資料，請參閱售樓說明書。
Please refer to the sales brochure for related information of the Development.