



# 珀·軒 Parkes Residence

九龍佐敦白加士街91-103號 No. 91-103 Parkes Street, Jordan, Kowloon

## 價目表 Price List

樓層 Floor	開放式單位 Studio Unit	實用面積 (包括露台及工作平台) (平方呎) Saleable Area (including balcony and utility platform) (sq.ft.)		實用面積呎價 (元, 每平方呎) Unit Rate of Saleable Area (\$ per sq.ft.)	單位有蓋面積 (平方呎) Unit Covered Area (sq.ft.)	單位所分攤的 公用地方面積 (平方呎) Apportioned Share of Common Area (sq.ft.)	其他面積 Other Areas	建築面積 (平方呎) Gross Floor Area (sq.ft.)	建築面積呎價 (元, 每平方呎) Unit Rate of Gross Floor Area (\$ per sq.ft.)	訂價 (元) Price (\$)
		(露台 Balcony: 22 )	(工作平台 Utility Platform: 16 )	-	平台 (平方呎) Flat Roof (sq.ft.)					
18	C	248	(露台 Balcony: 22 ) (工作平台 Utility Platform: 16 )	23,705	248	114	-	362	16,240	5,878,880
18	D	248	(露台 Balcony: 22 ) (工作平台 Utility Platform: 16 )	23,705	248	114	-	362	16,240	5,878,880

住宅單位總數 : 114 Total Number of Residential Units : 114

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.

本價目表/付款辦法/有關之優惠隨時作出調整, 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 further notice.

### 附註 (Remarks) :

實用面積包括露台(如有)及工作平台(如有)面積, 但不包括其他面積(如有)或冷氣機平台面積(如有)。  
Saleable Area includes areas of balcony (if any) and utility platform (if any) but does not include Other Areas (if any) or area of air-conditioning platform (if any).

單位有蓋面積包括實用面積及窗台(如有)及冷氣機房(如有)面積。  
Unit Covered Area includes the Saleable Area and areas of bay window (if any) and air-conditioning plant room (if any).

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.

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).

單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離): 約3.15米 (27/F 約3.2米/3.5米)  
FLOOR-TO-FLOOR HEIGHT (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) :  
Approx. 3.15m (Approx. 3.2m/3.5m for 27/F)

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 variations.

承力結構牆以粗黑實線表示。高層單位的室內面積通常較低層單位的室內面積稍大, 因其承力結構牆比低層單位稍薄。  
Structural walls are represented by thick solid lines. The internal areas of units on upper floors are in general slightly larger than the internal areas of units on lower floors due to the reducing thickness of structural walls on the upper floors.

詳細之訂正圖則以屋宇署及其他政府有關部門最後批准之圖則為準。  
All plans are subject to final approval by the Buildings Department and other relevant Government departments and authorities.

有關之建築圖則、分區計劃大綱圖、政府租契及草擬之大廈公契及管理協議等各項文件之副本, 均可向售樓處免費查閱。  
Copies of the related Building Plans, Outline Zoning Plan, Government Leases and the draft Deed of Mutual Covenant and Management Agreement are available for free inspection at the sales office(s).

部份樓層外牆範圍設有建築裝飾及/或外露喉管, 詳細資料請參考最後批准之圖則。  
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved Building Plans.

部份住宅單位的露台及/或工作平台及/或平台設有外露及/或外牆裝飾板內藏之公用喉管, 詳細資料請參考最後批准之圖則及/或機電設計圖。  
Common pipes exposed and/or enclosed in cladding are located at/adjacent to balcony and/or utility platform and/or flat roof of some residential units. For details, please refer to the latest approved Building Plans and/or mechanical and electrical design drawings.

住宅單位客/飯廳及/或廚房之天花底及橫樑邊的裝飾板內裝置冷氣喉管及/或其他機電設備。  
There are ceiling bulkheads at living/dining room and/or kitchen of residential units for the air-conditioning system and/or mechanical and electrical services.

露台及工作平台為不可封閉之地方。  
Balconies and utility platforms are non-enclosed areas.

住宅樓層由6樓開始, 不設13、14及24樓。  
Residential floors start from 6/F. 13/F, 14/F and 24/F are omitted.

上述所列之面積是以英制之平方呎列明, 均以1平方米=10.764平方呎換算, 並四捨五入至整數平方呎的關係, 平方呎與平方米之數字可以有些微差異。單位之面積乃根據正式買賣合約所訂為準。  
The area as specified above in square feet (sq.ft.) are converted at a rate of 1 square metre = 10.764 square feet and rounded down or rounded up to the nearest square feet integer, which may be slightly different from that shown in square metre and the area shall be subject to the terms of Formal Agreement for Sale and Purchase.

中英文版本如有歧義, 以英文版本為準。所有資料均依據正式買賣合約所訂為準。  
Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase.



91-103 Parkes Street, Jordan, Kowloon

九龍佐敦白加士街 91-103 號

銷售代理 Sales Agency



莊土地產代理有限公司

**Chuang's Real Estate Agency Limited**

銷售熱線 Sales Hotline : 8200 0098

### 付款辦法 – 建築期付款計劃 (照訂價)

#### Payment Method – Stage Payment Method (Listed Price)

1. 樓價 5% 之臨時訂金於簽署臨時買賣合約時繳付，並於簽署臨時買賣合約後 3 個工作天內到賣方代表律師或其自聘律師之辦事處簽署正式買賣合約。  
5% of the Purchase Price as initial deposit shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the office of the Vendor's Solicitors or the Purchaser's own solicitors within 3 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5% 之加付訂金於買方簽署臨時買賣合約後 3 個工作天內繳付。  
A further 5% of the Purchase Price as further deposit shall be paid by the Purchaser within 3 working days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 5% 之部份價款於買方簽署臨時買賣合約後 60 天內繳付。  
A further 5% of the Purchase Price as part payment shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
4. 樓價 5% 之加付部份價款於買方簽署臨時買賣合約後 120 天內繳付。  
A further 5% of the Purchase Price as further part payment shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.
5. 樓價 80% 之價款餘額於賣方發出成交通知書予買方的日期起 14 天內付清。  
80% of the Purchase Price as balance of Purchase Price shall be paid by the Purchaser within 14 days after issuance of notice of completion by the Vendor to the Purchaser.

#### 付款辦法附註 Remarks of Payment Terms:

- (1) 於簽署臨時買賣合約時，請帶備港幣\$200,000 銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」。請另備支票以補足臨時訂金之餘額。  
Purchasers shall pay the initial deposit upon signing of the Preliminary Agreement for Sale and Purchase. A cashier order of HK\$200,000 being part of the initial deposit shall be made payable to "Deacons". Please prepare a cheque to pay for the balance of the initial deposit.
- (2) 賣方有權在沒有任何通知下修改或取消上述付款辦法。  
The Vendor reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.
- (3) 買方倘因任何原因未能如期簽署正式買賣合約及/或繳付加付訂金，則賣方有權終止臨時買賣合約及沒收所有已付之訂金。  
Should the Purchaser fail to execute the Formal Agreement for Sale and Purchase and/or pay the further deposit within the specified time limit for any reason, the Vendor has the right to terminate the Preliminary Agreement for Sale and Purchase and forfeit all the deposits paid.