

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	Kadoorie Hill	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	太子道西 211 號 211 Prince Edward Road West		
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)			66

印製日期 Date of Printing	價單編號 Number of Price List
31/7/2013	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
		價錢 Price

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.)									
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 Stair- hood	前庭 Terrace	庭院 Yard
7	D	102.403 (1,102) 露台 Balcony: 2.944 (32) 工作平台 Utility Platform: 1.500 (16)	24,900,000	243,157 (22,595)	-	2.667 (29)	-	-	-	-	-	-	-	-
7	E	102.573 (1,104) 露台 Balcony: 2.944 (32) 工作平台 Utility Platform: 1.500 (16)	23,400,000	228,130 (21,196)	-	2.667 (29)	-	-	-	-	-	-	-	-
23-25	C	200.925 (2,163) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16)	69,800,000	347,393 (32,270)	-	-	-	82.291 (886)	-	-	-	8.006 (86)	-	-
23-25	D	201.172 (2,165) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16)	70,800,000	351,938 (32,702)	-	-	-	82.291 (886)	-	-	-	8.006 (86)	-	-

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 52(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 to the Residential Properties (First-hand Sales) Ordinance.

(4) (i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，並須用港幣\$500,000 銀行本票以支付部份臨時訂金，抬頭請寫「貝克·麥堅時律師事務所」。請另備支票以補足臨時訂金之餘額。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the Preliminary Deposit equivalent to 5% of the purchase price. A cashiers' order of HK\$500,000 being part of the preliminary deposit shall be made payable to "Baker & McKenzie". Please prepare a cheque to pay for the balance of the preliminary deposit.

(A) 現金付款計劃 (照價單訂價減 4%) Cash Payment Plan (4% discount at price set out in the price list)

1. 臨時訂金 (金額等於樓價 5%) 於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of purchase price shall be paid upon signing of preliminary agreement for sale and purchase.

2. 再期訂金 (金額等於樓價 5%) 於簽署買賣合約時繳付。

A further deposit equivalent to 5% of purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 樓價 90%，即樓價餘款，於簽署買賣合約後 90 天內繳付；或賣方律師於該物業能有效地轉讓予買方而發出入伙通知信後 14 天內付清 (日期以較後者為準)。

90% of purchase price being balance of purchase price shall be paid within 90 days after signing of the agreement for sale and purchase; OR payable within 14 days after being notified by the Vendor's solicitors that the purchased unit will be validly assigned to the purchaser (whichever date is later).

(B) 換樓易付款計劃 (照價單訂價) One Year Completion Payment Plan (at price set out in the price list)

1. 臨時訂金 (金額等於樓價 5%) 於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of purchase price shall be paid upon signing of preliminary agreement for sale and purchase.

2. 再期訂金 (金額等於樓價 5%) 於簽署買賣合約時繳付。

A further deposit equivalent to 5% of purchase price shall be paid upon signing of the agreement for sale and purchase.

3. 第三期訂金 (金額等於樓價 5%) 於簽署買賣合約後 60 天繳付。

Third deposit equivalent to 5% of purchase price shall be paid within 60 days after signing of the agreement for sale and purchase.

3. 樓價 85%，即樓價餘款，於簽署買賣合約後 360 天內繳付。

85% of purchase price being balance of purchase price shall be paid within 360 days after signing of the agreement for sale and purchase.

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

買方如屬 Club Wheelock 之會員，可就所購物業獲得特別折扣優惠，金額為所購物業價單訂價 1%。

A special discount being 1% of the price of the property concerned as set out in the price list will be offered to a purchaser who is a Club Wheelock member.

(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

購買 7 樓 D 單位之買方，將可獲贈以下位處該單位內之物品 (受相關文件條款及條件限制，該等條款及條件包括但不限於有關物品將會以現狀於交易完成時連同該單位給予買方，賣方不會對有關物品作出任何質素保證或提供任何保養) the following items in unit D, 7/F will be delivered to the Purchaser of unit D, 7/F as gifts (subject to terms and conditions of relevant documentation, which said terms and conditions include (without limitation) the following: the items will be delivered to the purchaser upon completion on an “as is” basis and the vendor will not give any warranty as to the quality condition of these items).

客飯廳 Living / Dining Area	數量 Qty.
電視機 LED TV	1
枱 Side Table	3
茶几 Corner Table	1
茶几 Coffee Table	1
矮櫃 TV Cabinet	1
三座位梳化 Sofa(3 seater)	1
椅子 Armchair	1
窗簾 Curtain	4
雕塑品 Sculpture	1
地毯 Area Rug	1
餐桌 Dining Table	1
餐椅 Dining Chair	6
矮櫃 Side Cabinet	1
掛飾 Art Work	1
吊燈 Light fitting	1
儲物房 Store Room	數量 Qty.
床 Maid's Bed	1
書架 Bookshelf	2
睡房 1 Bedroom 1	數量 Qty.

床及床墊 Bed with mattress	1
枱 Desk	1
椅子 Chair	1
窗簾 Curtain	1
枱燈 Table Lamp	1
衣櫃 Wardrobe	1
睡房 2 Bedroom 2	數量 Qty.
床及床墊 Bed with mattress	1
枱 Desk	1
椅子 Chair	1
枱燈 Table Lamp	1
書架 Book Shelf	1
衣櫃 Wardrobe	1
窗簾 Curtain	1
主人套房 Master Bedroom	數量 Qty.
電視機 LED TV	1
床及床墊 Bed with mattress	1
枱 Desk	1
枱燈 Table Lamp	1
牀頭櫃 Bed Side Table	2
枱燈 Side Table Lamp	2
椅子 Chair	1
衣櫃 Wardrobe	1
窗簾 Curtain	2

(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.

買方若選用賣方之代表律師同時代表買方處理所有有關物業買賣之法律文件，賣方將承擔買賣合約及轉讓契之律師費用。買方若自行聘用律師行就物業買賣代其行事，則買賣雙方須各自負責其律師費。

If the purchaser appoints the vendor's solicitors to act on the purchaser's behalf in respect of all legal documents in relation to the purchase, the vendor agrees to bear the solicitors' fees in connection with the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the vendor and purchaser shall pay his own solicitors' fees.

買方需支付有關該物業買賣之所有印花稅，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 payments including, but not limited to : Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* payments will be borne by the purchaser. (*if applicable)

(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

無，除製作、登記及完成大廈公契及管理合約（「公契」）費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭（如有）之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

None, except the purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement (“DMC”) and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(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

利嘉閣地產代理有限公司

Ricacorp Properties Limited

世紀 21 測量行有限公司

Century 21 Surveyors Limited

置業 18 物業代理有限公司

18 Property Agency Limited

第一太平戴維斯(香港)有限公司

Savills (Hong Kong) Limited

萊坊(香港)有限公司

Knight Frank Hong Kong 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.kadooriehill.com.hk>。

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