

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	高士台 The Summa	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	興漢道23號 23 Hing Hon 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)		168	

印製日期 Date of Printing	價單編號 Number of Price List
7 January 2014	2

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 price 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.)										
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 Cock-loft	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	
1	31	A	140.553 (1,513) 露台 Balcony:3.859 (42); 工作平台 Utility Platform:-- (--)	51,200,000	364,275 (33,840)	--	--	--	--	--	--	--	--	--	--	--
1	31	B	88.633 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	29,730,000	335,428 (31,164)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	31	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	30,800,000	347,677 (32,285)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	30	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	30,000,000	338,646 (31,447)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	29	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	29,500,000	333,002 (30,922)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	26	A	140.553 (1,513) 露台 Balcony:3.859 (42); 工作平台 Utility Platform:-- (--)	46,600,000	331,548 (30,800)	--	--	--	--	--	--	--	--	--	--	--
1	26	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	27,730,000	313,022 (29,067)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	20	A	140.553 (1,513) 露台 Balcony:3.859 (42); 工作平台 Utility Platform:-- (--)	43,400,000	308,780 (28,685)	--	--	--	--	--	--	--	--	--	--	--

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 Cock-loft	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	
1	19	B	88.633 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	25,380,000	286,349 (26,604)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	19	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	25,780,000	291,010 (27,023)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	16	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	24,800,000	279,948 (25,996)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	15	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	24,600,000	277,690 (25,786)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	12	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	24,400,000	275,432 (25,577)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	11	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	24,200,000	273,175 (25,367)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
1	10	C	88.588 (954) 露台 Balcony:2.362 (25); 工作平台 Utility Platform:1.500 (16)	24,000,000	270,917 (25,157)	--	3.088 (33)	--	--	--	--	--	--	--	--	--
2	30	A	71.436 (769) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	22,600,000	316,367 (29,389)	--	2.625 (28)	--	--	--	--	--	--	--	--	--

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 Cock-loft	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	
2	29	A	71.436 (769) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	22,300,000	312,168 (28,999)	--	2.625 (28)	--	--	--	--	--	--	--	--	--
2	26	A	71.436 (769) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	21,200,000	296,769 (27,568)	--	2.625 (28)	--	--	--	--	--	--	--	--	--
2	19	A	71.436 (769) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	19,780,000	276,891 (25,722)	--	2.625 (28)	--	--	--	--	--	--	--	--	--
2	19	C	70.199 (756) 露台 Balcony:2.000 (22); 工作平台 Utility Platform:1.500 (16)	18,800,000	267,810 (24,868)	--	2.625 (28)	--	--	--	--	--	--	--	--	--

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 any 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，其中 HK\$300,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以本票或支票支付，本票及支票抬頭請寫「**高李葉律師行**」。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the Preliminary Deposit which is equivalent to 5% of the purchase price. HK\$300,000 being part of the Preliminary Deposit 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 and cheque should be payable to "**Kao, Lee & Yip**".

(A) 一次過付款計劃 (照售價減 5%) Lump Sum Payment Method (5% discount from the Price)

- 1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of purchase price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.
- 2) 樓價 5% (再期訂金)於簽署臨時買賣合約後 5 個工作天內支付。
5% of purchase price (further deposit) to be paid within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 3) 樓價 5% (部份樓價)於簽署臨時買賣合約後 60 天內支付。
5% of purchase price (part payment of purchase price) to be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
- 4) 樓價 85% (樓價餘額)於簽署臨時買賣合約後 150 天內支付。
85% of purchase price (balance of purchase price) to be paid within 150 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 388 天付款計劃(照售價) 388-day Payment Method (the Price)

- 1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of purchase price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.
 - 2) 樓價 5% (再期訂金)於簽署臨時買賣合約後 5 個工作天內支付。
5% of purchase price (further deposit) to be paid within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
 - 3) 樓價 5% (部份樓價)於簽署臨時買賣合約後 90 天內支付。
5% of purchase price (part payment of purchase price) to be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.
 - 4) 樓價 5% (部份樓價)於簽署臨時買賣合約後 180 天內支付。
5% of purchase price (part payment of purchase price) to be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.
 - 5) 樓價 80% (樓價餘額)於簽署臨時買賣合約後 388 天內支付。
80% of purchase price (balance of purchase price) to be paid within 388 days after signing of the Preliminary Agreement for Sale and Purchase.
- * 受制於合約，如買方已向賣方支付樓價之 40%，賣方同意給予買方准許證，准許買方在成交前以獲准許可人身份佔用該物業，惟准許期不可早於 2014 年 5 月 31 日。
Subject to contract, the Vendor agrees to grant a licence to the Purchaser to occupy the Property before completion as licensee, upon the condition that the Purchaser has already paid 40% of the purchase price to the Vendor and the licence period shall not be earlier than 31st May 2014.
- ** 受制於合約，如買方提早於 2014 年 5 月 31 日(包括當日)或之前付清樓價，則在成交當日可享有相等於售價 5%之現金回贈。
Subject to contract, if the Purchaser has fully paid the purchase price on or before 31st May 2014, the Purchaser shall be entitled to a cash rebate which is equivalent to 5% of the Price upon completion.
- *** 受制於合約，如買方提早於 2014 年 9 月 30 日(包括當日)或之前付清樓價，則在成交當日可享有相等於售價 2%之現金回贈。
Subject to contract, if the Purchaser has fully paid the purchase price on or before 30th September 2014, the Purchaser shall be entitled to a cash rebate which is equivalent to 2% of the Price upon completion.

(C) 第二按揭付款計劃(照售價減 2%) Second Mortgage Payment Method (2% discount from the Price)

- 1) 樓價 5% (臨時訂金)於簽署臨時買賣合約時支付。
5% of purchase price (preliminary deposit) to be paid upon signing of the Preliminary Agreement for Sale and Purchase.
- 2) 樓價 5% (再期訂金)於簽署臨時買賣合約後 5 個工作天內支付。
5% of purchase price (further deposit) to be paid within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 3) 樓價 5% (部份樓價)於簽署臨時買賣合約後 60 天內支付。
5% of purchase price (part payment of purchase price) to be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
- 4) 樓價 85% (樓價餘額)於簽署臨時買賣合約後 150 天內支付。
85% of purchase price (balance of purchase price) to be paid within 150 days after signing of the Preliminary Agreement for Sale and Purchase.

* **受制於合約，如買方最終不需要申請第二按揭，於成交時則可獲得相等於售價 2.5% 之現金回贈。惟買方必須於付清樓價之前不少於 60 天以書面通知賣方不需要申請第二按揭。**

Subject to contract, if the purchaser does not need to apply for the Second Mortgage, a cash rebate which is equivalent to 2.5% of the Price will be paid to the Purchaser upon completion provided that the Purchaser shall give a written notice to the Vendor to confirm that the Purchaser will not apply for the Second Mortgage not less than 60 days before the date of full payment of the purchase price.

「第二按揭」貸款條款 Terms for “Second Mortgage”

買方可向賣方指定銀行申請第一按揭貸款，並同時向賣方或其相聯公司申請最高達樓價 20% 之第二按揭，惟買方必需遵守下列第二按揭條款：

The Purchaser can apply for a first mortgage with the Vendor's designated bank (first mortgagee) and can apply for a second mortgage for a loan amount of up to 20% of the purchase price of the property from the Vendor or its associated company subject to the following conditions of the second mortgage:

- 1) 買方須先獲取第一按揭銀行同意該物業作第二按揭，並能出示足夠文件證明第一及第二按揭之每月總還款額不超過其每月總收入之一半。
The Purchaser shall have obtained the prior consent of the first mortgagee to the second mortgage and shall provide satisfactory documents to prove that the total amount of monthly repayment of the first mortgage and second mortgage shall not be greater than 50% of the Purchaser's monthly income.
- 2) 第一按揭及第二按揭總額不高於樓價之 85%。
The total sum of the first mortgage and the second mortgage shall not be greater than 85% of the purchase price.
- 3) 第二按揭之貸款年期不可超過 20 年或第一按揭之貸款年期(以較短者為準)。
The repayment term of the second mortgage shall not exceed 20 years or the tenor of the first mortgage (whichever is shorter).
- 4) 第二按揭利率以香港上海滙豐銀行有限公司公佈之最優惠利率加一厘計算。
The interest rate of the second mortgage shall be 1% over the Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited.
- 5) 第二按揭首二年供款期免息，惟仍須償還本金。
The interest of the second mortgage shall be waived for the first 2 years, but the principal must still be repaid.
- 6) 所有第二按揭之法律文件必須由賣方或其相聯公司指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。
All legal documents of the second mortgage shall be prepared and handled by the solicitors designated by the Vendor or its associated company and all relevant legal costs and disbursements shall be borne by the Purchaser solely.
- 7) 賣方保留批核第二按揭之權利。
The Vendor reserves the right to decide whether or not to approve the second mortgage loan.

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

見上述付款計劃(A)、(B)及(C)及下述(4)(iii)(b)及(4)(iii)(c)段

See Payment Methods (A), (B) and (C) above and paragraphs (4)(iii)(b) and (4)(iii)(c) below

(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 financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development**

- (a) **優先認購住宅車位(只適用於列有下列3個特色單位的價單)及優先租用住宅車位 Priority in the Purchase of Residential Parking Space (only applicable to the price list which shall include the following 3 special units) and Priority in Leasing of Residential Parking Space**
購買第1座36樓-37樓A單位、第1座36樓-37樓B單位及第2座37樓單位之買家可獲認購高士台一個住宅車位之權利。住宅車位分配及價格由賣方全權決定。其他住宅車位將優先租予購買第一座單位之買方，而出租之方法將由賣方全權決定。
Purchasers of Unit A on 36/F-37/F of Tower 1, Unit B on 36/F-37/F of Tower 1 and the unit on 37/F of Tower 2 will have the right to purchase ONE Residential Parking Space in The Summa. The allocation and price for Residential Parking Spaces are subject to the sole discretion of the Vendor. Purchasers who have purchased unit(s) of Tower 1 will have the priority to lease the remaining Residential Parking Spaces. The method of leasing of such remaining Residential Parking Spaces will be solely determined by the Vendor.
- (b) **折扣優惠 Discount on Price**
凡買方於2014年2月28日(包括當日)或之前簽署臨時買賣合約，可獲賣方提供相等於售價3%之折扣優惠，並即時在售價上扣減。
Where the Preliminary Agreement for Sale and Purchase is signed on or before 28th February 2014, the Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 3% of the Price. The discount will be deducted from the Price directly.
- (c) **「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit**
買方可獲相等於有關單位在扣除所有折扣後，以新稅率計算作為「印花稅津貼」優惠，該優惠並即時在售價上扣減。
The Purchaser shall be entitled to a "Subsidy of Stamp Duty" Benefit equivalent to the calculation of the New AVD rates of the purchase price of the relevant unit (after deduction of all discounts). The benefit will be deducted from the Price directly.

「從價印花稅」新稅率如下 The new AVD rates are as follows:

物業售價或價值 (以較高者為準)

<u>Consideration or value of the property (whichever is the higher)</u>	<u>新稅率 New AVD rates</u>
\$6,720,001 至 to \$20,000,000	7.50%
\$20,000,001 至 to \$21,739,130	\$1,500,000 + 超出excess over\$20,000,000的款額的20%
\$21,739,131 或以上 and above	8.50%

(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**

如買方選用賣方指定之代表律師作為買方之代表律師同時處理有關購買的所有法律文件，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買，買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal costs of 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, the Vendor and Purchaser shall each pay his own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the assignment.

買方需支付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 the Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* 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**

有關其他法律文件之律師費如：補充協議、有關批地文件、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他雜費等等，均由買方負責，一切有關按揭及其他雜費均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Land Grant, 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 pay and bear the legal costs and 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 sales of any specified residential property in the development:

置業 18 物業代理有限公司 18 Property Agency Limited

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

世紀 21 測量行有限公司及其特許經營商 Century 21 Surveyors Limited and its Franchisees

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

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

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

仲量聯行 Jones Lang LaSalle 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

第一太平戴維斯住宅有限公司 Savills Realty 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: www.thesumma.com.hk
The address of the website designated by the vendor for the development is : www.thesumma.com.hk