

凱譽 Harbour Pinnacle

九龍尖沙咀棉登徑8號 No. 8 Minden Avenue, Tsim Sha Tsui, Kowloon

價單 Price List

樓層 Floor	單位 Unit	實用面積 (平方呎) (不包括其他面積) Saleable Area (sq.ft.) (Excluding area of other items)	實用面積呎價 (\$) (每平方呎) Unit Rate of Saleable Area (\$) (per sq.ft.)	其他面積 (平方呎) Area of other items (sq.ft.)				建築面積 (平方呎) (不包括其他面積) Gross Floor Area (sq.ft.) (Excluding area of other items)	建築面積呎價 (\$) (每平方呎) Unit Rate of Gross Floor Area (\$) (per sq.ft.)	售價 (\$) Price (\$)
				窗台 Bay Window	平台 Flat Roof	天台 Roof	梯屋 Stairhood			
26	A	473	29,875	30	--	--	--	631	22,395	14,131,000
	B	689	33,155	52	--	--	--	920	24,830	22,844,000
	C	508	37,742	31	--	--	--	678	28,279	19,173,000
	F	508	38,504	31	--	--	--	678	28,850	19,560,000
	G	689	34,369	54	--	--	--	920	25,739	23,680,000
	H	473	29,875	30	--	--	--	631	22,395	14,131,000
25	A	473	29,681	30	--	--	--	631	22,249	14,039,000
	B	689	32,936	52	--	--	--	920	24,666	22,693,000
	C	508	37,492	31	--	--	--	678	28,091	19,046,000
	D	359	41,064	23	--	--	--	479	30,777	14,742,000
	E	359	41,721	23	--	--	--	479	31,269	14,978,000
	F	508	38,250	31	--	--	--	678	28,659	19,431,000
	G	689	34,144	54	--	--	--	920	25,571	23,525,000
	H	473	29,681	30	--	--	--	631	22,249	14,039,000
23	A	473	29,484	30	--	--	--	631	22,101	13,946,000
	B	689	32,717	52	--	--	--	920	24,502	22,542,000
	C	508	37,244	31	--	--	--	678	27,906	18,920,000
	D	359	40,794	23	--	--	--	479	30,574	14,645,000
	E	359	41,443	23	--	--	--	479	31,061	14,878,000
	F	508	37,996	31	--	--	--	678	28,469	19,302,000
	G	689	33,917	54	--	--	--	920	25,401	23,369,000
	H	473	29,484	30	--	--	--	631	22,101	13,946,000

* 准買家請參閱發展商所提供售樓說明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.

付款辦法 - 歡迎選擇 Payment Methods - Please Choose

於認購單位時先提供港幣\$500,000，並在簽署臨時買賣合約時補足樓價之5%作為臨時訂金。請備銀行本票抬頭：“胡關李羅律師行”。

A sum of HK\$500,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the purchase price. Please prepare a banker's cashier order in favour of “WOO, KWAN, LEE & LO, SOLICITORS & NOTARIES” .

(A) 現金或即時按揭付款計劃 - 60天成交：依照售價減7%(93%)

Cash or Immediate Mortgage Payment Method - 60 days Completion : 7% discount from the Price (93%)

- 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : 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 designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署正式買賣合約時支付。
5% of purchase price : shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 樓價 90%：於買方簽署臨時買賣合約後60天內支付。
90% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 現金或即時按揭付款計劃 - 120天成交：依照售價減6%(94%)

Cash or Immediate Mortgage Payment Method - 120 days Completion : 6% discount from the Price (94%)

- 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : 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 designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署正式買賣合約時支付。
5% of purchase price : shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署臨時買賣合約後60天內支付。
5% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 85%：於買方簽署臨時買賣合約後120天內支付。
85% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(C) 優惠二按計劃：依照售價減 6%(94%)

*****只提供予第一手私人名義買家*****

Privilege Second Mortgage Payment Method : 6% discount from the Price (94%)

*****This method is only available to the first hand private individual purchasers*****

- 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : 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 designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署正式買賣合約時支付。
5% of purchase price : shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 樓價 90%：於買方簽署臨時買賣合約後60天內支付；「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為樓價二成，首按加二按合共提供不超過樓價七成按揭)，買方於簽署臨時買賣合約後60天內起息供分期，第二按揭首二十四個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱“優惠利率”)減2%(P-2%p.a.)計算，其後全期按優惠利率計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立。
90% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase; “designated bank” offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 20% of the purchase price, and the total amount of first mortgage and second mortgage offered shall not exceed 70% of the purchase price). Purchasers will have to pay monthly instalments within 60 days from signing of the Preliminary Agreement for Sale and Purchase and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Prime Rate (P-2%p.a.) as quoted by Hong Kong and Shanghai Banking Corporation Limited (“the Hong Kong Dollar Prime Rate”) from time to time for the first 24 months and thereafter at the Hong Kong Dollar Prime Rate, subject to fluctuation. The second mortgage is subject to the “designated bank” offering the first mortgage loan mentioned above.

(D) 現金或即時按揭付款計劃 - 180天成交：依照售價減5%(95%)

Cash or Immediate Mortgage Payment Method - 180 days Completion : 5% discount from the Price (95%)

- 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : 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 designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署正式買賣合約時支付。
5% of purchase price : shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署臨時買賣合約後60天內支付。
5% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 85%：於買方簽署臨時買賣合約後180天內支付。
85% of purchase price : shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(E) **特長交易期付款計劃：依照售價(100%)**

Stage Payment Method : in accordance with the Price (100%)

- 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : 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 designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署正式買賣合約時支付。
5% of purchase price : shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署臨時買賣合約後60天內支付。
5% of purchase price : shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署臨時買賣合約後180天內支付。
5% of purchase price : shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase.
- 樓價 80%：賣方將於2015年6月30日至2015年9月30日期間，以書面通知買方其可有效轉讓物業予買方，買方須於通知書日期後十四(14)天內支付。
80% of purchase price : During the period from 30th June 2015 to 30th September 2015, the Vendor shall notify the Purchaser in writing that the Vendor is in a position validly to assign the Property to the Purchaser, and the Purchaser shall pay the balance of purchase price within 14 days after the date of such notification.

優惠提供

Preferential Terms

(1) **特別折扣**

Special Discount

凡於2014年5月31日當日或之前簽署臨時買賣合約，買方可獲額外4%售價折扣優惠。

Where the Preliminary Agreement for Sale and Purchase is signed on or before 31 May 2014, an extra 4% discount from the Price will be offered to the Purchaser.

(2) **「印花稅回贈」優惠**

Reimbursement of Stamp Duty Benefit

買方於付清樓款後14天內，可獲賣方送贈相等於正式買賣合約訂定物業成交價的3.75%固定金額作為「從價印花稅」金額回贈優惠（不論適用之計算印花稅率之多少）。

The Vendor shall give to the Purchaser within 14 days after full payment of purchase price of the property by the Purchaser a fixed sum equivalent to 3.75% of the purchase price as stated in Formal Agreement for Sale and Purchase as a benefit for the reimbursement of "Ad Valorem Stamp Duty" (regardless of the rate of the stamp duty applicable).

(3) **「恒地會」會員優惠**

"Henderson Club" Member Benefit

「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內物業（並非經由其他地產代理公司中介成交），於簽契入伙後可獲贈首18個月管理費。（如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。）

Any "Henderson Club" member who purchases any property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given management fees for the period of 18 months after the execution of the assignment of the property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)

備註：Note：

- 買方於簽署正式買賣合約前，如需更改付款辦法，必須得賣方事先同意，並須繳付手續費\$7,500及自付有關額外費用。
If a Purchaser wishes to change the payment terms before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of \$7,500 and all related extra expenses.
- 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。
The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.
- 有關該物業買賣之印花稅，概由買方支付。
All stamp duty chargeable in relation to the purchase of the Property shall be paid by the Purchaser(s) absolutely.
- 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。
If the Purchaser appoints the solicitors firm recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.
- 賣方就發展項目指定的互聯網網站的網址為：www.harbourpinnacle.com.hk。
The address of the website designated by the vendor for the development is: www.harbourpinnacle.com.hk .