

## 價單 Price List

### 第一部份：基本資料 Part 1 : Basic Information

<b>發展項目名稱</b> Name of Development	何文田山畔 Homantin Hillside	<b>期數(如有)</b> Phase No. (if any)	--
<b>發展項目位置</b> Location of Development	仍未取得 Not yet available		
<b>發展項目(或期數)中的住宅物業的總數</b> The total number of residential properties in the development (or phase of the development)		173	

<b>印製日期</b> Date of Printing	<b>價單編號</b> Number of Price List
25 November 2014	2

### 修改價單(如有) Revision to Price List (if any)

<b>修改日期</b> Date of Revision	<b>經修改的價單編號</b> Numbering of Revised Price List	<b>如物業價錢經修改，請以「√」標示</b> Please use "√" to indicate changes to prices of residential properties
		<b>價錢 Price</b>

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
2	10	A	46.565 (501) 露台 Balcony: 1.936 (21) 工作平台 Utility Platform: 0 (0)	12,871,000	276,409 (25,691)	--	--	--	--	--	--	--	--	--	
2	10	B	34.272 (369) 露台 Balcony: 1.869 (20) 工作平台 Utility Platform: 0 (0)	10,507,000	306,577 (28,474)	--	--	--	--	--	--	--	--	--	
2	10	C	34.272 (369) 露台 Balcony: 1.869 (20) 工作平台 Utility Platform: 0 (0)	10,507,000	306,577 (28,474)	--	--	--	--	--	--	--	--	--	
2	10	D	33.481 (360) 露台 Balcony: 1.847 (20) 工作平台 Utility Platform: 0 (0)	10,210,000	304,949 (28,361)	--	--	--	--	--	--	--	--	--	
2	10	F	32.205 (347) 露台 Balcony: 1.847 (20) 工作平台 Utility Platform: 0 (0)	9,683,000	300,668 (27,905)	--	--	--	--	--	--	--	--	--	
2	10	G	35.403 (381) 露台 Balcony: 1.824 (20) 工作平台 Utility Platform: 0 (0)	10,467,000	295,653 (27,472)	--	--	--	--	--	--	--	--	--	
2	11	A	46.565 (501) 露台 Balcony: 1.936 (21) 工作平台 Utility Platform: 0 (0)	13,411,000	288,006 (26,768)	--	--	--	--	--	--	--	--	--	
2	11	B	34.272 (369) 露台 Balcony: 1.869 (20) 工作平台 Utility Platform: 0 (0)	10,762,000	314,017 (29,165)	--	--	--	--	--	--	--	--	--	
2	11	C	34.272 (369) 露台 Balcony: 1.869 (20) 工作平台 Utility Platform: 0 (0)	10,762,000	314,017 (29,165)	--	--	--	--	--	--	--	--	--	
2	11	D	33.481 (360) 露台 Balcony: 1.847 (20) 工作平台 Utility Platform: 0 (0)	10,458,000	312,356 (29,050)	--	--	--	--	--	--	--	--	--	

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
2	11	F	32.205 (347) 露台 Balcony: 1.847 (20) 工作平台 Utility Platform: 0 (0)	9,919,000	307,996 (28,585)	--	--	--	--	--	--	--	--	--	
2	11	G	35.403 (381) 露台 Balcony: 1.824 (20) 工作平台 Utility Platform: 0 (0)	10,722,000	302,856 (28,142)	--	--	--	--	--	--	--	--	--	
2	16	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	35,531,000	304,731 (28,312)	--	--	--	--	--	--	--	--	--	
2	17	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	35,784,000	306,901 (28,513)	--	--	--	--	--	--	--	--	--	
2	23	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	40,503,000	347,373 (32,273)	--	--	--	--	--	--	--	--	--	
2	23	C	115.443 (1,243) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 1.500 (16)	39,677,000	343,693 (31,920)	--	--	--	--	--	--	--	--	--	
2	25	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	40,768,000	349,646 (32,484)	--	--	--	--	--	--	--	--	--	
2	25	C	115.443 (1,243) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 1.500 (16)	39,939,000	345,963 (32,131)	--	--	--	--	--	--	--	--	--	

### 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 section 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 the 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

於簽署臨時買賣合約時，所有樓價或部分樓價（除臨時訂金外）須以銀行本票或支票形式支付，買方須繳付相等於售價5%之金額作為臨時訂金，抬頭請寫“施文律師行”。

Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price by cashier order or cheque, payable to "F. Zimmern & Co."

(A) 150 天即供付款計劃 (照售價減8%) 150-day Payment Method (8% discount from the Price)

1) 樓價5% (臨時訂金) 於買方簽署臨時買賣合約時繳付，並於簽署臨時買賣合約的日期後起計的第5個工作天或之前到律師行簽署正式買賣合約。

5% of the purchase price (preliminary deposit) shall be paid upon signing the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed within 5 working days after signing the Preliminary Agreement for Sale and Purchase.

2) 於簽署正式買賣合約時繳付樓價5% (加付訂金)。

A further 5% of the purchase price (further deposit) shall be paid by the Purchaser upon signing the Formal Agreement for Sale and Purchase.

3) 樓價5% (部份樓價) 於簽署臨時買賣合約的日期後起計90天內繳付。

A further 5% of the purchase price (part payment of purchase price) shall be paid by the Purchaser within 90 days after signing the Preliminary Agreement for Sale and Purchase.

4) 樓價85% (樓價餘額) 於簽署臨時買賣合約的日期後起計150 天內繳付。

A balance of 85% of the purchase price shall be paid by the Purchaser within 150 days after signing the Preliminary Agreement for Sale and Purchase.

(B) 建築期付款計劃 (照售價) Stage Payment Method (The Price)

1) 樓價5% (臨時訂金) 於買方簽署臨時買賣合約時繳付，並於簽署臨時買賣合約的日期後起計的第5個工作天或之前到律師行簽署正式買賣合約。

5% of the purchase price (preliminary deposit) shall be paid upon signing the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed within 5 working days after signing the Preliminary Agreement for Sale and Purchase.

2) 於簽署正式買賣合約時繳付樓價5% (加付訂金)。

A further 5% of the purchase price (further deposit) shall be paid by the Purchaser upon signing the Formal Agreement for Sale and Purchase.

3) 樓價5% (部份樓價) 於簽署臨時買賣合約的日期後起計90天內繳付。

A further 5% of the purchase price (part payment of purchase price) shall be paid by the Purchaser within 90 days after signing the Preliminary Agreement for Sale and Purchase.

4) 樓價85% (樓價餘額) 於賣方發出成交通知書予買方的日期起14天內繳付。

A balance of 85% of the purchase price shall be paid within 14 days after the issuance of the notice of completion.

註：『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。樓價的計算方法為從第二部份所示的有關售價扣除(a)按上述4(i)方法計算的適用的折扣數額(如有)及(b)上述按4(ii)所決定的適用的印花稅津貼優惠的數額後得出的金額。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: "Purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The purchase price is to be arrived at by deducting (a) the applicable amount of discount (if any) calculated in accordance with 4(i) above and (b) the applicable amount of Subsidy of Stamp duty Benefit calculated in accordance with 4(ii) above from the Price concerned as shown in Part 2 above. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

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

「印花稅津貼優惠」 "Subsidy of Stamp Duty" Benefit

除根據(4)(i)所列之各項售價優惠及(4)(iii)所列之贈品、財務優惠或利益外(如有)，購買指明住宅物業之買方可獲以下二項印花稅津貼優惠中適用於有關買方的一項印花稅津貼優惠：  
In addition to the corresponding discount on the price that is listed in (4)(i) and the gift or financial advantage or benefit listed in (4)(iii), the purchaser of a specified residential property will be offered ONE of the following benefits which is applicable to such purchaser:

a) 「從價印花稅津貼」優惠 "Subsidy of Ad Valorem Stamp Duty" Benefit

適用的買方：

- (I) 買方為「香港永久性居民」的個人(下稱"香港永久性居民") (指在簽署臨時買賣合約當天持有有效香港永久性居民身份證的個人)；或  
(II) 買方為個人組合而(i)組合中的所有成員皆為香港永久性居民或(ii)組合中的部份成員為香港永久性居民(下稱"永久性居民成員")而組合中的其他成員皆為所有或部份永久性居民成員的近親(即配偶、父母、子女、兄弟或姊妹)。

優惠數額為有關單位在扣除所有按上述4(i)計算所得的折扣額(如有)後的售價之 8.5%。

Applicable to Purchaser: (I) who is a Hong Kong Permanent Resident (meaning an individual who is holding a valid Hong Kong Permanent Identity Card when signing the preliminary agreement for sale and purchase)("HKPR"); or  
(II) which is a group of individuals either (i) all of such individuals are HKPRs ("HKPR Members") or (ii) some of them is/are HKPR(s) whereas all other member(s) of such group is/are the close relative(s) (i.e. spouse, parents, children, brothers and sisters) of one or more HKPR Member(s).

Such benefits amounts to be 8.5% of the Price of the unit concerned (after deduction of the discount amount (if any) calculated in accordance with 4(i) above).

b) 「買家印花稅津貼」優惠 "Subsidy of Buyer's Stamp Duty" Benefit

適用的買方為除4(ii)(a)適用的買方之外的其他買方。

優惠數額為有關單位在扣除所有4(i)所列的折扣後的售價之15%的八成。

Applicable to purchasers other than those to whom (4)(ii)(a) is applicable.

Such benefit amounts to 80% of 15% of the price of the unit concerned (after deduction of the discount amount (if any) calculated in accordance with 4(i) above).

- (4)(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
- 無 NIL
- (4)(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 cost 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, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the Assignment.
- 買方需支付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)
- (4)(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：附加合約、有關樓宇之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。  
All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fees for Government Lease, 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 測量行有限公司及旗下特許經營商 CENTURY 21 SURVEYORS LIMITED AND FRANCHISEES  
華匯置業 CHINA GROUP PROPERTY AGENCY COMPANY  
高力國際 COLLIERS INTERNATIONAL AGENCY LIMITED  
晉誠地產 EARNEST PROPERTY AGENCY LIMITED  
嘉信行地產代理 GARSON REAL ESTATES AGENCIES  
香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED  
香港地產代理商總會 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION  
仲量聯行 JONES LANG LASALLE  
領域佳士得國際地產 LANDSCOPE CHRISTIE'S INTERNATIONAL REAL ESTATE  
領高地產代理有限公司 LEADING PROPERTIES AGENCY LIMITED  
美聯物業 MIDLAND REALTY  
生利達物業代理 NEW LEADER PROPERTY AGENCY  
利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED  
第一太平戴維斯 SAVILLS REALTY LIMITED  
天力地產有限公司 TEAMSWORK PROPERTIES
- (6) 賣方就發展項目指定的互聯網網站的網址為：[www.homantinhillside.hk](http://www.homantinhillside.hk)  
The address of the website designated by the vendor for the development is: [www.homantinhillside.hk](http://www.homantinhillside.hk)