

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	何文田山畔 Homantin Hillside	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	薈然徑8號 8 Wai Yin Path		
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)	173		

印製日期 Date of Printing	價單編號 Number of Price List
17 June 2015	3

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, 每平方米呎) 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	10	A	70.593 (760) 露台 Balcony: 2.346 (25) 工作平台 Utility Platform: 0 (0)	21,011,000	297,636 (27,646)	--	--	--	--	--	--	--	--	--	
1	11	A	70.593 (760) 露台 Balcony: 2.346 (25) 工作平台 Utility Platform: 0 (0)	21,113,000	299,081 (27,780)	--	--	--	--	--	--	--	--	--	
1	15	B	86.026 (926) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 0 (0)	25,777,000	299,642 (27,837)	--	--	--	--	--	--	--	--	--	
1	19	B	86.026 (926) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 0 (0)	26,900,000	312,696 (29,050)	--	--	--	--	--	--	--	--	--	
1	20	B	86.026 (926) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 0 (0)	27,097,000	314,986 (29,262)	--	--	--	--	--	--	--	--	--	
1	21	B	86.026 (926) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 0 (0)	27,368,000	318,136 (29,555)	--	--	--	--	--	--	--	--	--	

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	22	B	86.034 (926) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 0 (0)	27,642,000	321,292 (29,851)	--	--	--	--	--	--	--	--	--	
1	23	B	86.034 (926) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 0 (0)	27,918,000	324,500 (30,149)	--	--	--	--	--	--	--	--	--	
1	25	B	86.034 (926) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 0 (0)	28,198,000	327,754 (30,451)	--	--	--	--	--	--	--	--	--	
2	15	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	35,046,000	300,571 (27,925)	--	--	--	--	--	--	--	--	--	
2	18	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	36,053,000	309,208 (28,727)	--	--	--	--	--	--	--	--	--	
2	19	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	37,313,000	320,014 (29,731)	--	--	--	--	--	--	--	--	--	

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	20	A	116.598 (1,255) 露台 Balcony: 3.235 (35) 工作平台 Utility Platform: 1.480 (16)	37,564,000	322,167 (29,931)	--	--	--	--	--	--	--	--	--	
2	15	C	115.238 (1,240) 露台 Balcony: 3.280 (35) 工作平台 Utility Platform: 1.500 (16)	33,473,000	290,468 (26,994)	--	--	--	--	--	--	--	--	--	
2	16	C	115.238 (1,240) 露台 Balcony: 3.280 (35) 工作平台 Utility Platform: 1.500 (16)	33,714,000	292,560 (27,189)	--	--	--	--	--	--	--	--	--	
2	17	C	115.238 (1,240) 露台 Balcony: 3.280 (35) 工作平台 Utility Platform: 1.500 (16)	33,956,000	294,660 (27,384)	--	--	--	--	--	--	--	--	--	
2	18	C	115.238 (1,240) 露台 Balcony: 3.280 (35) 工作平台 Utility Platform: 1.500 (16)	34,437,000	298,834 (27,772)	--	--	--	--	--	--	--	--	--	
2	22	C	115.443 (1,243) 露台 Balcony: 3.350 (36) 工作平台 Utility Platform: 1.500 (16)	37,190,000	322,150 (29,920)	--	--	--	--	--	--	--	--	--	

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 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

於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於樓價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) 靈活付款計劃 (照售價減5%) Flexible Payment Method (5% 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) 樓價5% (部份樓價) 於簽署臨時買賣合約的日期後起計30天內繳付。
A further 5% of the purchase price (part payment of the purchase price) shall be paid by the Purchaser within 30 days after signing the Preliminary 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180天內繳付。
A further 5% of the purchase price (part payment of the purchase price) shall be paid by the Purchaser within 180 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計14天內繳付。
The balance of 85% of the purchase price shall be paid within 14 days after the issuance of the notice of completion.

註： 在(4)(i)(A)段中，『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)(A)方法計算的適用的折扣數額(如有)及 (b) 按(4)(ii)(b) 及 (4)(ii)(c) 方法計算的適用的折扣數額(如有)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。

Notes: In paragraph (4)(i)(A), "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)(A) above and (b) the applicable amount of discounts calculated in accordance with (4)(ii)(b) and (4)(ii)(c) below 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

- (a) 見上述 (4)(i) 段。
See paragraph (4)(i) above.
- (b) 特選住宅物業的特別折扣優惠
Special Discount Benefit for the Privilege Residential Properties

本價單所列之住宅物業之買方可獲以下優惠：

The following discount would be offered to a Purchaser who purchases a residential property listed in this price list:

於2015年6月30日或之前簽署臨時買賣合約購買住宅物業之買方可獲額外售價 5% 折扣優惠。

An extra 5% discount from the Price would be offered to a Purchaser who signs the Preliminary Agreement for Sale and Purchase to purchase a residential property on or before 30th June 2015.

- (c) 特選單位「從價印花稅津貼」優惠
"Ad Valorem Stamp Duty Subsidy" Benefit for Privilege Residential Properties

本價單所列之住宅物業之買方可獲以下優惠：

The following discount would be offered to a Purchaser who purchases a residential property listed in this price list:

優惠數額為有關單位售價的8.5%。

Such benefit amounts to 8.5% of the Price of unit concerned.

- (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

- (a) 提前付清樓價現金回贈
Early Settlement Cash Rebate

本價單上所列之指明住宅物業的買方，若提前於買賣合約訂明的付款限期日之前付清樓價餘額，可根據以下列表獲賣方送出提前付清樓價現金回贈（『提前付清樓價現金回贈』）。

Where the Purchaser purchases specified residential property listed in this price list and settles the balance of the purchase price earlier than the due date of payment specified in the Agreement for Sale and Purchase, the Purchaser shall be entitled to an Early Settlement Cash Rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below.

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

付清樓價餘額日期 Date of settlement of the balance of the purchase price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the date of signing of the Preliminary Agreement for Sale and Purchase	樓價 7% 7% of the purchase price

買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價現金回贈直接用於支付部份樓價餘額。

The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information, the Vendor will apply the Early Settlement Cash Rebate as part payment of the balance of the purchase price directly.

付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(iii)(a)段中訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the paragraph (4)(iii)(a) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

(b) 購買停車位的優先權

Priority to purchase a Car Parking Space

(i) 購買列於以下表1內的住宅物業之買方，可優先認購發展項目的一個停車位。本購買停車位的優先權不得轉讓。

The Purchaser of a residential property set out in Table 1 below has the priority to purchase one car parking space in the Development. This priority to purchase a car parking space is not transferrable.

表1

Table 1

大廈名稱 Block Name	樓層 Floor	單位 Unit
第1座 Tower 1	15, 19, 20, 21, 22, 23, 25	B
第2座 Tower 2	15, 18, 19, 20	A
第2座 Tower 2	15, 16, 17, 18, 22	C

(ii) 購買上述表1內的任何住宅物業之買方須根據賣方日後公佈的停車位之銷售安排所規定的時限、條款及方法認購發展項目的停車位，否則其優先認購停車位的優先權將會自動失效，買方不會為此獲得任何補償。

The Purchaser of any of the residential properties stated in Table 1 above shall have the priority to purchase the car parking space in accordance with time limit, terms and manner as prescribed by the sales arrangements of the car parking spaces to be announced by the Vendor. Otherwise, the priority to purchase the car parking space(s) shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

(iii) 停車位的售價及銷售安排詳情(包括但不限於揀選停車位的次序)將由賣方行使全權及絕對酌情權決定，並容後公佈。

The price and sales arrangements details (including but not limited to the sequence for the selection of the car parking spaces) of car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(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購買有關指明住宅物業的所有法律文件，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有關指明住宅物業事宜，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 of the specified residential property

concerned, 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 of the specified residential property concerned, 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 sale 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(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED

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

云房網絡(香港)代理有限公司 QFANG NETWORK (HONG KONG) AGENCY LIMITED

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

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.homantinhillside.hk
The address of the website designated by the vendor for the development is: www.homantinhillside.hk