

the Warren 理華

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第一批可供出售的單位的第二張價單 Price List #2 of the First Batch of Units Available for Sale

第一批可供出售的單位總數共103個，此價單屬第一批可供出售的單位之第二張價單。
There are 103 units available for sale in the First Batch. This is the 2nd price list for units in the First Batch.

價單 Price List

樓層 Floor	單位 Unit	實用面積 (平方呎) (包括露台及工作平台) Saleable Area (sq.ft.) (including balcony and utility platform)			實用面積呎價 (元：每平方呎) Unit Rate of Saleable Area (\$ per sq.ft.)	另 Plus		單位有蓋面積 (平方呎) Unit Covered Area (sq.ft.)	單位所分攤的公用 地方面積 (平方呎) Apportioned Share of Common Area (sq.ft.)	天台 (平方呎) Roof (sq.ft.)	建築面積 (平方呎) Gross Floor Area (sq.ft.)	建築面積呎價 (元：每平方呎) Unit Rate of Gross Floor Area (\$ per sq.ft.)	訂價 (元) Price (\$)
		露台 (平方呎) (balcony)	工作平台 (utility platform)	窗台 (平方呎) Bay Window (sq.ft.)									
28	A	612 (露台) (balcony)	22 (工作平台) (utility platform)	16	\$29,271	27	639	202	-	841	\$21,301	\$17,914,000	
22	B	382 (露台) (balcony)	- (工作平台) (utility platform)	16	\$26,866	30	412	131	-	543	\$18,901	\$10,263,000	
22	C	382 (露台) (balcony)	- (工作平台) (utility platform)	16	\$27,152	30	412	131	-	543	\$19,101	\$10,372,000	
16	C	382 (露台) (balcony)	- (工作平台) (utility platform)	16	\$26,013	30	412	131	-	543	\$18,300	\$9,937,000	
15	D	610 (露台) (balcony)	22 (工作平台) (utility platform)	16	\$23,080	26	636	202	-	838	\$16,801	\$14,079,000	

附註：

- 1) 準買家請參閱發展商所提供售樓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.
- 2) 實用面積包括露台面積及工作平台面積。
Saleable Area includes area of the balcony and utility platform.
- 3) 單位有蓋面積包括實用面積及窗台。
Unit Covered Area includes the Saleable Area and area of bay window.
- 4) 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 5) 住宅由6樓開始，不設13、14、24及34樓。
Residential floors start from 6/F; 13/F, 14/F, 24/F & 34/F are omitted.
- 6) 單位所分攤的公用地方面積包括入口大堂、住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等。
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc.
- 7) 有關之建築圖則、分區計劃大綱圖、政府租契及大廈公契草稿等各項文件之副本，均可向售樓處免費查閱。
Copies of the related Building Plans, Outline Zoning Plan, Government Lease and the draft DMC are available for free inspection at the sales office(s).
- 8) 單位樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
6樓至23樓：約3.2米；25樓至33樓：約3.325米；35樓：約3.8米
Floor-to-floor height refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor. 6/F to 23/F: approx. 3.2m; 25/F to 33/F: approx. 3.325m; 35/F: approx. 3.8m

- 9) 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會較為增多。
The internal space of units on upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.
- 10) 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
All plans are subject to final approval by the relevant Government Authorities.
- 11) 有關影響本發展項目之通行權，請參閱售樓書內所載相關條款。
For details of the right of way of the development, please refer to the relevant terms of the sales brochure provided by the developer.
- 12) 本價目表 / 付款辦法 / 有關之優惠隨時調整，恕不另行通知。
All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.
- 13) 一切內容以英文版本內容為準及僅供參考，所有資料均依據正式買賣合約條款所訂為準。
All contents are for reference only. All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase.
- 14) 另請參閱「付款辦法」單張。
Please also refer to the "Payment Term".

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付款辦法

- 1) 樓價5% (首期訂金) 於買方簽署訂購合約時繳付。
- 2) 於訂購合約的日期後起計的第3個工作天或之前到律師行簽署正式買賣合約，並於簽署合約時繳付樓價5% (加付訂金)。
- 3) 樓價5% (部份樓價) 於訂購合約的日期後起計90天內繳付。
- 4) 樓價5% (部份樓價) 於訂購合約的日期後起計180天內繳付。
- 5) 樓價80% (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。

附註：

- 1) 本付款辦法如有更改，恕不另行通知。
- 2) 買方倘逾期不到律師樓簽署正式買賣合約，則賣方可沒收首期訂金實數的金額。

買方需知 Notes to Purchasers：

- 1) 訂購合約所繳交之首期訂金為該物業的樓價之百分之五 (下稱首期訂金)。
The initial deposit paid to the Vendor under the Memorandum for Sale of the Property shall be an amount of 5% of the purchase price of the unit concerned ("the Initial Deposit").
- 2) 首期訂金須支付予「胡關李羅律師行」，加付訂金、部份樓價及樓價餘款須支付予賣方指定之律師行。
The Initial Deposit shall be made payable to "Woo Kwan Lee & Lo". All further deposit, part payments and balance of purchase price shall be made payable to the Vendor's appointed solicitors of the units concerned.
- 3) 加付訂金、部份樓價及樓價餘款，必須以香港持牌銀行所發出，並以賣方律師行作抬頭人之本票或保付支票支付。
All further deposit, part payments and the balance of the purchase price shall be paid by the Purchaser(s) by way of a cashier's order issued or a cheque certified good for payment by a licensed bank in Hong Kong in favour of the Vendor's solicitors.
- 4) 買方須於訂購合約的日期後起計三個工作天內，於辦公時間到賣方律師行簽署由賣方律師所訂有關該物業之正式買賣合約 (下稱「正式合約」)。正式合約內容買方不得更改。只有簽署訂購合約之買方才能夠簽署正式買賣合約。
The Purchaser(s) shall attend the office of the Vendor's Solicitors within 3 working days from the date of the Memorandum for Sale during office hours to sign the Formal Agreement for Sale and Purchase of the Property ("the Formal Agreement") prepared by Vendor's Solicitors which shall not be altered by the Purchaser(s). Only the Purchaser(s) who has/have signed the Memorandum for Sale will be permitted to sign the Formal Agreement.
- 5) 以個人名義 (包括單獨或聯名名義) 之認購人，有關認購人須憑有效個人身份證親臨辦理認購手續。
bring along the company chop, the business registration certificate of the company, copies of the register of director(s) and minutes of meeting showing his/her authority.
- 7) 訂購合約只適用於買方個人。買方無權要求賣方與任何其他人士簽訂正式合約，亦無權以任何形式向第三方轉讓訂購合約之利益。賣方不接受買方之授權人、信託人、代理人或任何形式的提名人代其簽署訂購合約。買方為公司者，須由相同之董事簽署文件，並於簽妥正式買賣合約及未繳付訂金餘款前不得更換或增減公司之董事。
The Memorandum for Sale is personal to the Purchaser(s), and Purchaser(s) shall have no right to request the Vendor to enter into the Formal Agreement with any other person and shall have no right to transfer the benefit of the Memorandum for Sale to a third party in any manner whatever. No attorney, trustee, agent or any nominee of any kind whatever appointed by the Purchaser(s) shall be accepted by the Vendor for the purpose of signing the Memorandum for Sale. Where the Purchaser(s) is/are a company(ies), the said documents shall be signed by the same director(s) and the Purchaser(s) shall not make or permit any change in any of the directorship of the Purchaser(s) before execution of the Formal Agreement and payment of the balance of the deposit.
- 8) 若買方不論任何原因不依時與賣方簽署正式買賣合約及/或不依時繳付已訂定之樓價，賣方有權立即終止訂購合約，及不另行通知買方將該物業轉賣予他人。在上述情況下，賣方有權沒收買方按訂購合約所繳交之相等於樓價百分之十的訂金(買方不獲任何利息及賠償)。Should the Purchaser(s) fail, for whatever reason, to sign the Formal Agreement within the aforesaid time limit and/or pay the purchase price in accordance with the agreed payment terms, the Vendor shall be entitled to terminate the Memorandum for Sale and resell the Property to anyone the Vendor thinks fit without prior notice. The Vendor has the right to keep all sums paid by the Purchaser(s) up to 10% of the purchase price by way of deposit (without interest or compensation to the Purchaser(s)).
- 9) 如買方不另聘律師及按揭文件由賣方律師負責處理之情況下，正式買賣合約及轉讓契之律師費才會由賣方支付。除此情況外，該等律師費一概由買方負責。請參閱有關單位所屬之律師費收費表內所註明之律師費、雜費及/或行政費(如適用)。
The legal cost in respect of the Formal Agreement and the Assignment shall be paid by the Vendor if the Purchaser(s) is not separately represented, and the mortgage of the Property is also handled by the Vendor's Solicitors. In any other case, such legal cost shall be paid by the Purchaser(s) solely. For details, please make reference to the table for legal costs, disbursements and/or administration charges (if applicable) of the respective solicitors handling the sale of the units concerned.
- 10) 賣方有權接受或拒絕買方要求簽署取消買賣交易的取消合同或達致取消正式買賣合約或取消正式買賣合約或取消其正式買賣合約項下的義務之安排，若賣方同意取消有關單位的買賣交易，賣方有權從買方已交之款項中扣除相等於該有關單位的樓價 5% 之金額，及買方須繳付一切賣方就取消正式買賣合約而須付出之律師費及其他費用如蓋印費(如有)等。
In the event of the Vendor, at the request of the Purchaser(s), agreeing (at his own discretion) to cancel the sale and purchase by way of a Cancellation Agreement or any other means which has the effect of cancelling the Formal Agreement for Sale and Purchase or the obligations of the Purchaser(s) thereunder, the Vendor will, in consideration of agreeing to do so, retain the sum of 5% of the total purchase price of the unit concerned in addition to payment by the Purchaser(s) of all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the Formal Agreement for Sale and Purchase.
- 11) 除第10段所述以外，於此買賣文件中，買方須負責繳付所有買方律師及有關稅備、簽訂、加蓋印花、完成交易及登記訂購合約、正式買賣合約及轉讓契之墊付費用及(a)有關草擬大廈公契暨管理合約(下稱「大廈公契」)費用及大廈公契之圖則費的適當分攤；(b) 上手契認正本之律師費；(c) 該物業的轉讓契之圖則費；(d) 一概有關訂購合約、正式合約及轉讓契之蓋印費、登記費及其他支出費用；及(e)該物業按揭(如有)之法律費用及其他支出。
Subject to paragraph 10 abovementioned, the Purchaser(s) shall solely bear and pay all the legal costs and disbursements for the preparation, execution, completion and registration of the Memorandum for Sale, the Formal Agreement and the Assignment and (a) a due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to the annexed to the Assignment, (d) all stamp duty, registration fee and other disbursements on the Memorandum for Sale, the Formal Agreement and the Assignment, and (e) all legal and other costs and disbursement in respect of any mortgage (if any) in respect of the Property.
- 12) 有關該物業之買賣，將於賣方通知買方可以簽訂有效的轉讓契據將該物業轉讓予買方之日起的十四天內完成。
The sale and purchase of the Property shall be completed within 14 days of the date of the Vendor's notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).
- 13) 買方如須安排物業按揭，請於認購物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率及分期還款細則及條款等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。
Before purchasing the Property, the Purchaser(s) is/are advised to enquire the bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage for the Property. All financial arrangement shall be subject to the final approval of the bank(s) or financial institution(s).
- 14) 本「買方須知」之中文譯本僅供參考之用，如有爭議，以英文版本為準。
The Chinese translation of this "Notes to Purchasers" is for reference only and the English version thereof shall prevail in case of inconsistency.
- 15) 有關本物業發展項目資料，請參閱售樓說明書。
Please refer to the sales brochure for related information of the Development.

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