

御門·前 價目表 Billionnaire Avant - Price List

九龍九龍城衙前墾道 56 - 66 號 Nos. 56 - 66 Nga Tsin Long Road, Kowloon City, Kowloon.

第一批可供出售的單位的第一張價目表 First Price List of the First Batch of Units Offered for Sale

第一批可供出售的單位總數共 67 個。此價目表為第一批可供出售的單位之第一張價目表。

There are 67 units available for sale in the First Batch. This is the first price list of the units in the First Batch.

樓層	單位	實用面積			實用面積 呎價(\$)	另 Plus	單位有蓋 面積	單位所分攤的 公用地方面積	單位其他面積 Other Area of the Unit	冷氣機 平台	建築面積	建築面積 呎價(\$)	訂價(\$)
		(包括露台*及工作平台*) (平方呎)	(露台*) (平方呎)	(工作平台*) (平方呎)									
Floor	Unit	Saleable Area (including balcony* and utility platform*) (sq.ft.)	(Balcony*) (sq.ft.)	(Utility Platform*) (sq.ft.)	Unit Rate of Saleable Area (\$)	Bay Window (sq.ft.)	Unit Covered Area (sq.ft.)	Apportioned Share of Common Area (sq.ft.)	Flat Roof (sq.ft.)	A/C Platform (sq.ft.)	Gross Floor Area (sq.ft.)	Unit Rate of Gross Floor Area (\$)	List Price (\$)
3/F	A	639	22	16	15,628	30	669	229	-	20	898	11,120	9,986,000
5/F	A	639	22	16	15,784	30	669	229	-	20	898	11,232	10,086,000
6/F	A	639	22	16	15,942	30	669	229	-	20	898	11,344	10,187,000
7/F	A	639	22	16	16,102	30	669	229	-	20	898	11,458	10,289,000
8/F	A	639	22	16	16,263	30	669	229	-	20	898	11,572	10,392,000
9/F	A	639	22	16	16,426	30	669	229	-	20	898	11,688	10,496,000
10/F	A	639	22	16	16,590	30	669	229	-	20	898	11,805	10,601,000
11/F	A	639	22	16	16,754	30	669	229	-	20	898	11,922	10,706,000
12/F	A	639	22	16	17,006	30	669	229	-	20	898	12,101	10,867,000
25/F	A	639	22	16	17,840	30	669	229	-	20	898	12,695	11,400,000
26/F	A	639	22	16	17,983	30	669	229	-	20	898	12,796	11,491,000
27/F	A	639	22	16	18,252	30	669	229	-	20	898	12,988	11,663,000
28/F	A	639	22	16	18,617	30	669	229	-	20	898	13,247	11,896,000
3/F	B	628	22	16	14,721	22	650	222	-	21	872	10,602	9,245,000
5/F	B	628	22	16	14,869	22	650	222	-	21	872	10,709	9,338,000
6/F	B	628	22	16	15,019	22	650	222	-	21	872	10,817	9,432,000
7/F	B	628	22	16	15,167	22	650	222	-	21	872	10,923	9,525,000
8/F	B	628	22	16	15,320	22	650	222	-	21	872	11,033	9,621,000
9/F	B	628	22	16	15,473	22	650	222	-	21	872	11,143	9,717,000
10/F	B	628	22	16	15,629	22	650	222	-	21	872	11,256	9,815,000
11/F	B	628	22	16	15,785	22	650	222	-	21	872	11,368	9,913,000
12/F	B	628	22	16	16,021	22	650	222	-	21	872	11,538	10,061,000
25/F	B	628	22	16	16,806	22	650	222	-	21	872	12,103	10,554,000
26/F	B	628	22	16	16,939	22	650	222	-	21	872	12,200	10,638,000
27/F	B	628	22	16	17,194	22	650	222	-	21	872	12,383	10,798,000
28/F	B	628	22	16	17,538	22	650	222	-	21	872	12,631	11,014,000
3/F	C	465	22	16	15,157	21	486	166	-	20	652	10,810	7,048,000
5/F	C	465	22	16	15,310	21	486	166	-	20	652	10,919	7,119,000
6/F	C	465	22	16	15,465	21	486	166	-	20	652	11,029	7,191,000
7/F	C	465	22	16	15,617	21	486	166	-	20	652	11,138	7,262,000
8/F	C	465	22	16	15,774	21	486	166	-	20	652	11,250	7,335,000
9/F	C	465	22	16	15,931	21	486	166	-	20	652	11,362	7,408,000
10/F	C	465	22	16	16,090	21	486	166	-	20	652	11,475	7,482,000
11/F	C	465	22	16	16,252	21	486	166	-	20	652	11,590	7,557,000
12/F	C	465	22	16	16,497	21	486	166	-	20	652	11,765	7,671,000
25/F	C	465	22	16	17,303	21	486	166	-	20	652	12,340	8,046,000
26/F	C	465	22	16	17,443	21	486	166	-	20	652	12,440	8,111,000
27/F	C	465	22	16	17,703	21	486	166	-	20	652	12,626	8,232,000
28/F	C	465	22	16	18,058	21	486	166	-	20	652	12,879	8,397,000

本發展項目住宅單位總數: 67

Total Number of Residential Units in the Development: 67

準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.

本價目表/付款方法/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.

附註 (Notes):

實用面積包括露台面積及工作平台面積(如有), 但不包括其他面積或冷氣機平台面積。
Saleable Area includes area of the balcony and Utility Platform (if any)
but does not include Other Areas or area of Air-Conditioning Platform.

部份住宅單位客廳/飯廳、睡房、走廊及/或廚房之裝飾橫樑內置冷氣喉管及/或其他機電設備。
There are ceiling bulkheads at living/dining room, bedrooms, corridor and/or kitchen of some residential units for air-conditioning system and/or M & E services.

單位有蓋面積包括實用面積及窗台面積(如有)。
Unit Covered Area includes the Saleable Area and area of Bay Window (if any).

露台(如有)、工作平台(如有)及平台(如有)內或裝有公用喉管及其他機電設備。
There may be communal pipes and/or M & E services within the balconies (if any), utility platforms (if any) and flat roofs (if any).

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.

分體式冷氣之散熱器設於大廈外牆及/或平台(如有)。
Outdoor units of the split-type air-conditioners are installed on the external walls and/or the flat roofs (if any).

露台、工作平台(如有)及平台(如有)為不可封閉之地方。
Balconies, utility platforms (if any) and flat roofs (if any) are non-enclosed areas.

部份樓層外牆範圍設有建築裝飾及/或外置喉管, 詳細資料請參閱最新批准的建築圖則。
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved General Building Plans.

單位所分攤之公用地方面積包括但不限於各樓層之電梯大堂、電梯梯、電梯機房、樓梯、泵房、入口大堂、垃圾收集房、各類機房及會所。
Apportioned Share of Common Areas shall include but are not limited to typical lift lobbies, lift shafts, lift machine room, staircases, pump rooms, entrance lobby, refuse storage and material rooms, M & E rooms & clubhouse.

圖中所有量度單位為建築結構呎吋, 僅供參考。
The dimensions of the floor plans are all structural dimensions and are for reference only.

住宅由3樓開始, 不設4樓、13樓、14樓及24樓。
Residential floors start from 3/F and above. 4/F, 13/F, 14/F and 24/F are omitted.

準買家請參閱售樓處之物業模型以便了解物業及其有意購買單位之外觀及建築特色, 特別是屬於或影響該單位之建築特色。該物業模型僅供參考, 一切以屋宇署、地政總署及其他政府有關部門最後批准之圖則為準。
Potential purchasers are also requested to refer to the model of the Development placed at the sales office(s) to appreciate the physical appearances and architectural features of the Development especially those of or affecting the units they intend to purchase. The aforesaid model is for reference only and shall be subject to the final plans approved by the Buildings Department, Lands Department and other relevant Government Authorities.

有關之建築圖則、分區計劃大綱圖、政府租契及待批核之大廈公契等各項文件之副本, 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).

單位樓面至樓面高度(以批准圖則為準): 3樓至27樓約3.10米, 28樓約3.30米及29樓至30樓約3.40米。詳情請參閱售樓說明書內「發展項目基本資料」。
+ 指該樓層之石階地面與上一層石階地面之高度距離。住宅單位之天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
FLOOR-TO-FLOOR HEIGHT for residential floors (based on the approved building plans): 3/F - 27/F is approx. 3.10m, 28/F is approx. 3.30m and 29/F - 30/F is approx. 3.40m. For details, please refer to the 'BASIC INFORMATION OF THE DEVELOPMENT' of the sales brochure.
+ refers 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.
The internal ceiling height within residential units may vary due to structural, architectural and/or decoration design variations.

本頁內一切內容以英文版本為準, 中文版本僅供參考。所有資料並依據買賣合約所訂為標準。
Contents of this page shall be based on the English version and the Chinese version is for reference only.
All information shall be subject to the terms and conditions of the Agreement for Sale and Purchase.

詳細之訂正圖則以屋宇署、地政總署及其他政府有關部門最後批准之圖則為準。
All plans are subject to the final approval of the Buildings Department, Lands Department and other relevant Government Authorities.

發展商/賣方亦建議買方到該發展地盤作實地考察, 以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。
The Developer/Vendor also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

銷售代理: 華懋代理有限公司 印製日期: 20/10/2012
Sales Agent: Chinachem Agencies Limited Date of Printing:



御門·前

九龍九龍城衙前墾道 56 - 66 號

付款辦法

於認購單位時先付臨時定金港幣 HK\$300,000，並在簽署臨時買賣合約時補足樓價之 10%。請備銀行本票抬頭：“黃乾亨黃英豪律師事務所”或“PHILIP K H WONG, KENNEDY Y H WONG & CO”（地址：香港夏慤道十八號海富中心第二座二十三樓）

(A) 現金付款計劃（照訂價減 6%）

- 1) 樓價 10% 於簽署臨時買賣合約時繳付，並於 3 天內簽署正式買賣合約。
- 2) 樓價 90% 於簽署正式買賣合約後 60 天內付清。

(B) 建築期付款計劃（照訂價）

- 1) 樓價 10% 於簽署臨時買賣合約時繳付，並於 3 天內簽署正式買賣合約。
- 2) 樓價 5% 於簽署正式買賣合約後 60 天內付清。
- 3) 樓價 5% 於簽署正式買賣合約後 120 天內付清。
- 4) 樓價 80% 於賣方發出入伙通知信後 14 天內付清。

買方須知：

1. 所有部份樓價及樓價餘額需以銀行本票支付予黃乾亨黃英豪律師事務所。
2. 買方須於簽署臨時買賣合約三個工作天內，於辦公時間到賣方律師樓簽署由賣方律師所訂有關物業之正式買賣合約。正式合約內容買方不得更改。只有簽署臨時買賣合約之買方才能夠簽署正式買賣合約。
3. 以個人名義（包括單獨或聯名之名義）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。
4. 以有限公司名義之認購人，經辦人須為公司授權辦理認購及簽署訂購合約之人士，須帶備公司印章，公司商業登記證、董事名冊及會議記錄證明有關經辦人之授權之影印副本各一份，親臨辦理認購手續。
5. 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單位轉賣予他人。在上述情況下，賣方有權從買方之定金中扣除所有訂金作手續費，但不得超過樓價之 10%，而買方另須繳付予政府之厘印費（如有需要）、律師費及其他雜項費用。
6. 買方若選用賣方所指定代表律師處理有關物業之所有買賣契約及按揭事宜，賣方將贈送買賣合約及樓契之律師費用；而厘印費、一切有關圖則費、所有權文件的核證副本、按揭、註冊費的支出及一切其他費用，則由買方負責。
7. 所有按揭安排均以個別銀行及財務機構之最終批核為準，並以借款人財務狀況計算。
8. 賣方將向買方提供正式買賣合約規定之 6 個月保證修繕缺漏期限（僅適用於樓花預售買家）。
9. 上述所有優惠只適用於向賣方直接買入單位並已按時履行各項有關付款細則之第一手買方。
10. 有關該單位之買賣，將於賣方通知買方可以簽訂有效的轉讓契據將該單位轉讓予買方之日起的十四天內完成。
11. 賣方有權在沒有預先通知下修改或取消上述付款辦法。
12. 本付款計劃及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。
13. 所有折扣後之價目將會四捨五入至千位數。
14. 有關本物業發展項目資料，請參閱售樓說明書。

銷售代理：華懋代理有限公司

置業熱線：2716 9168

香港荃灣楊屋道 8 號如心廣場第 2 座 35-38 樓 電話：2739 8811

2012 年 10 月 18 日



Billionnaire Avant

Nos. 56 – 66 Nga Tsin Long Road, Kowloon City, Kowloon.

Payment Plan

Prospective Purchasers shall tender a preliminary deposit of HK\$300,000, and shall make payment of the preliminary deposit in the total amount of 10% of the Purchase Price of the Premises upon signing of the Provisional Agreement for Sale and Purchase. Please prepare cashier's orders payable to “黃乾亨黃英豪律師事務所” or “PHILIP K H WONG, KENNEDY Y H WONG & CO.” (Address: 23rd Floor, Admiralty Centre Tower II, 18 Harcourt Road, Hong Kong)

(A) Cash Payment Plan (6% discount from List Price)

- 1) 10% of the Purchase Price Payable upon signing of the Provisional Agreement for Sale and Purchase, thereafter the Purchaser shall sign the Formal Agreement for Sale and Purchase within 3 working days from the date of the Provisional Agreement for Sale and Purchase.
- 2) 90% of the Purchase Price Payable within 60 days after signing of the Formal Agreement for Sale and Purchase.

(B) Flexible Stage Payment Plan (List Price)

- 1) 10% of the Purchase Price Payable upon signing of the Provisional Agreement for Sale and Purchase, thereafter the Purchaser shall sign the Formal Agreement for Sale and Purchase within 3 working days from the date of the Provisional Agreement for Sale and Purchase.
- 2) 5% of the Purchase Price Payable within 60 days from the date of signing of the Formal Agreement for Sale and Purchase.
- 3) 5% of the Purchase Price Payable within 120 days from the date of signing of the Formal Agreement for Sale and Purchase.
- 4) 80% of the Purchase Price Payable within 14 days after being notified by the Vendor's Solicitors that the Vendor is in a position validly to assign the Premises to the Purchaser.

Notes to Purchasers:

1. All part payments of the Purchase Price and balance of the Purchase Price shall be paid by the Purchaser by way of cashier's orders to Messrs. Philip K H Wong, Kennedy Y H Wong & Co.
2. The Purchaser shall attend the office of the Vendor's Solicitors within 3 working days after the signing of the Provisional Sale and Purchase Agreement during office hours to sign the Formal Agreement for Sale and Purchase of the Premises prepared by the Vendor's Solicitors which shall not be altered by the Purchaser. Only a Purchaser who has signed the Provisional Agreement for Sale and Purchase will be permitted to sign the Formal Agreement for Sale and Purchase.
3. For an individual Purchaser in his/her own name (including sole or joint Purchasers), he/she must personally attend to the purchase procedures and present his/her identity card.
4. For a corporate Purchaser, the person acting for and on behalf of the company must be the person authorized by the company to effect the purchase and to sign the Provisional Agreement for Sale and Purchase, and he/she must personally attend to the purchase procedures and 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.
5. Should the Purchaser fail, for whatever reason, to sign the Formal Agreement for Sale and Purchase 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 Provisional Agreement for Sale and Purchase and resell the Premises to anyone the Vendor thinks fit without prior notice. The Vendor has the right to deduct from the deposits paid by the Purchaser all deposits as a handling fee, up to 10% of the Purchase Price. The Purchaser shall also be responsible for the legal cost, stamp duty (if any) and disbursement thereof.
6. The Vendor will be responsible for the legal costs of the Agreement for Sale and Purchase and the Assignment if the Purchaser shall appoint the Vendor's solicitors to handle the sale and purchase agreement, assignment and mortgage. However, stamp duties, the costs for plan fees, certified copies of title documents, mortgage, registration fees and other disbursements shall be borne by the Purchaser.
7. Mortgage loan will be subject to the individual bank's valuation of the Premises and final approval based on the financial condition of the Purchaser.
8. The Vendor will provide a defects liability warranty period of 6 months under the Formal Agreement for Sale and Purchase (applicable to sales of uncompleted Premises only.)
9. All the above privileges will only be offered to a first-hand Purchaser who purchases the Premises directly from the Vendor and who has timely complied with the payment terms.
10. The sale and purchase of the Premises shall be completed within 14 days of the date of the Vendor's notification to the Purchaser that the Vendor is in a position validly to assign the Premises to the Purchaser.
11. The Vendor reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.
12. The Chinese translation of the “Payment Plan” and “Notes to Purchasers” is for reference only and the English version thereof shall prevail in case of inconsistency.
13. All selling prices after discount shall be rounded down or up to the nearest thousand dollars.
14. Please refer to the sales brochure for related information of the Development.

Sales Agent: Chinachem Agencies Limited Sales Hotline: 2716 9168