

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

期數名稱 Name of Phase	紅山半島 THE REDHILL PENINSULA	期數 (如有) Phase No. (if any)	第四期(亦稱為紅山半島 A 區) PHASE IV (also known as The Redhill Peninsula-Site A)
期數位置 Location of Phase	白筆山道 18 號 18 Pak Pat Shan Road		
期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development		248	

印製日期 Date of Printing	價單編號 Number of Price List
5 April 2016	4

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
29 June 2016	4A	--

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 (不計入實用面積) Area of other specified items (Not included in the Saleable Area)									
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 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第 3 座 Tower 3	16	A	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	23,987,000	253,815 (23,586)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	7	A	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	22,667,000	239,847 (22,288)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	8	B	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	23,138,000	244,831 (22,751)	4.870 (52)	0.800 (9)	-	-	-	-	-	-	-	
	7	B	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	22,879,000	242,090 (22,497)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	4	B	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	22,292,000	235,879 (21,919)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
第 6 座 Tower 6	10	A	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	23,959,000	253,518 (23,559)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	7	A	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	23,321,000	246,767 (22,931)	4.870 (52)	0.800 (9)	-	-	-	-	-	-	-	
	6	A	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	23,079,000	244,207 (22,693)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	5	A	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	22,840,000	241,678 (22,458)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	4	A	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	22,603,000	239,170 (22,225)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	9	B	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	21,826,000	230,948 (21,461)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	7	B	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	21,399,000	226,430 (21,041)	4.870 (52)	0.800 (9)	-	-	-	-	-	-	-	
	5	B	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	20,963,000	221,817 (20,613)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
第 10 座 Tower 10	3	B	88.978 (958) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	19,877,000	223,392 (20,748)	4.613 (50)	0.800 (9)	-	-	-	-	-	-	-	

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，就有關指明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，但沒有於該日期後的 5 個工作日內，就有關指明住宅物業簽立買賣合約，則 - (a) 該臨時合約即告終止；(b) 有關的臨時訂金即予沒收；及 (c) 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- (a) the preliminary agreement is terminated; (b) the preliminary deposit is forfeited; and (c) 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) 注意 Note:

- (I) 「售價」是指在此價單上第二部份所指價格;
“Price” means the price as stated in Part 2 of this Price List;
- (II) 「樓價」是指按第(4)(ii)段折扣後的價格及於臨時買賣合約中所訂明的住宅物業的實際售價。
“Purchase Price” means the Price after applying the discount as set out in paragraph (4)(ii) and which is the actual price for the residential property as stated in the preliminary agreement for sale and purchase.
- (III) 「工作日」具有《一手住宅物業銷售條例》(第 621 章) 第 2(1)條給予該詞的涵義。
“Working Day” has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
- (IV) 「辦公日」指該日(a)不屬星期六、星期日或公眾假期; 及(b)銀行在該日於香港特別行政區開放營業的日子。
“Business Day” means a day (a) that is not a Saturday, Sunday or public holiday; and (b) on which banks are open for business in the Hong Kong Special Administrative Region.

樓價向下捨入計至百位數。

The Purchase Price shall be rounded down to the nearest hundred dollars.

(i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5% 的金額作為臨時訂金，其中港幣 500,000 元之訂金必須以銀行本票支付，抬頭請寫「梁錦濤關學林律師行」或「Ford, Kwan & Company」，餘額須以支票支付，抬頭請寫「梁錦濤關學林律師行」或「Ford, Kwan & Company」。Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price of which HK\$500,000 must be paid by cashier's order(s) made payable to "梁錦濤關學林律師行" or "Ford, Kwan & Company" and the balance must be paid by cheque(s) made payable to "梁錦濤關學林律師行" or "Ford, Kwan & Company".

150 天付款計劃:(照售價) 150-day Payment Plan: (the Price)

- 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。
5% of the Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.
- 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 5 個工作日內支付。
5% of the Purchase Price (further deposit): shall be paid within 5 Working Days after signing of the preliminary agreement for sale and purchase by the Purchaser.
- 樓價 90% (樓價餘款): 於買方簽署臨時買賣合約後 150 天內支付。
90% of the Purchase Price (balance of Purchase Price): shall be paid within 150 days after signing of the preliminary agreement for sale and purchase by the Purchaser.

如繳付再期訂金、部份樓價或樓價餘款的到期日的當日並非辦公日，或在上午 9 時至下午 5 時之間，懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號，則該到期日將自動順延至下一個緊接的辦公日，且該日在上午 9 時至下午 5 時之間沒有懸掛 8 號或以上颱風訊號或發出黑

色暴雨警告訊號。

If any due date for payment of further deposit, part payment of Purchase Price or balance of Purchase Price falls on a day that is not a Business Day or on a day on which Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m., such due date is automatically postponed to the immediately following day that is a Business Day and on which no Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m..

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

所有買方可享用以下折扣優惠：

All Purchasers shall be offered the following discount :-

「印花稅折扣」"Stamp Duty Discount"

買方可以售價為基礎獲額外印花稅折扣。

An extra discount based on the Price would be offered to the Purchaser as the Stamp Duty Discount.

折扣率如下： The discount rates are as follows:

售價 Price		印花稅折扣的金額 Amount of Stamp Duty Discount	
港幣 20,000,000 元 以下	Below HK\$20,000,000	售價的 3.75%	3.75% on the Price
港幣 20,000,000 元 或以上	HK\$20,000,000 or above	售價的 4.25%	4.25% on the Price

(iii) **可就購買於期數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 Phase**

(a) 車位優惠 Special Offer of Car Parking Space

- 選購於此價單第二部份指明住宅物業的買方，可獲優先認購紅山半島第四期兩個車位之權利。每個車位的優惠價為港幣 800,000 元，賣方有全權決定車位之分配方式。

The Purchaser of the specified residential property(ies) in Part 2 of this price shall have the priority to purchase TWO car parking spaces in The Redhill Peninsula-Phase IV. The price of each car parking space is at a special offer of HK\$800,000 each. The manner of allocation of car parking space(s) is at the sole discretion of the Vendor.

- 在買方揀選及購入指明住宅物業的同時，買方可如上所述認購車位，惟倘若屆時買方不接受賣方分配之車位，該權利將會自動失效，且不得於任何該時間之後行使。該指明住宅物業及已揀選的車位必須受同一份買賣合約及其後的一份轉讓契涵蓋。
At the time when a Purchaser selects and purchases a specified residential property, the Purchaser is entitled to purchase such car parking space(s) as abovementioned simultaneously provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the Purchaser fails to accept the car parking space(s) allocated by the Vendor at that time. That specified

residential property and the selected car parking space(s) shall be covered in the same agreement for sale and purchase and one single subsequent assignment.

(b) 延長欠妥之處保養優惠 Extended Defect Maintenance Offer

凡指明住宅物業或裝置、裝修物料及設備(定義見臨時買賣合約及買賣合約)有欠妥之處，在不損害有關買賣指明住宅物業的臨時買賣合約及買賣合約的原則下，賣方同意及承諾於該指明住宅物業以轉讓契完成買賣時，在有關買賣合約的轉讓契中獲轉讓該指明住宅物業者(僅在本條款中稱為(「買方」))將根據臨時買賣合約及買賣合約獲得額外 6 個月時間送達書面通知。此保養優惠將以承諾形式，在完成買賣該指明住宅物業時簽署轉讓契的日期起生效，並只屬於買方個人。如有任何爭議，賣方有最終決定權。 Without prejudice to the preliminary agreement for sale and purchase and the agreement for sale and purchase in relation to the sale and purchase of a specified residential property by the Vendor, the Vendor will agree and undertake that on completion of this sale and purchase by an assignment to which such agreement for sale and purchase relates, the person(s) to be assigned that specified residential property in that assignment (for the purpose of this clause only, "the Purchaser(s)") will be given an additional 6 months for serving written notice under such preliminary agreement for sale and purchase and such agreement for sale and purchase to remedy any defects to that specified residential property, or the fittings, finishes and appliances thereof (as defined in the preliminary agreement for sale and purchase and the agreement for sale and purchase). This Maintenance Offer shall be in the form of an undertaking which shall take effect from the date of the said assignment on completion of that specified residential property and shall be solely personal to the Purchaser(s). In case of any dispute, the decision of the Vendor shall be final.

(iv) **誰人負責支付買賣期數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 Phase**

- 如買方選用賣方指定之代表律師作為買方之代表律師處理所有有關購買的法律文件，賣方同意為買方支付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/ its behalf in respect of all legal documents for the purchase, the Vendor agrees to bear the Purchaser's legal costs of the agreement for sale and purchase and the assignment.

- 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事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。

If the Purchaser chooses to instruct his / her / its own solicitors to act for him / her / it for the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.

- 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於按任何稅率徵收之從價印花稅、任何買方提名書或轉售合約的印花稅、按《印花稅條例》所定義之「額外印花稅」、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他雜費支出。

All stamp duty (including but not limited to ad valorem stamp duty charged at whatever rates, any stamp duty on any nomination, or sub-sale agreement, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment will be borne by the Purchaser.

(v) **買方須為就買賣期數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 Phase**

有關預備大廈公契及管理合約(「公契」)的費用及附於公契之圖則之費用的適當分攤、該指明住宅物業交易之業權文件認證副本之費用、夾附於買賣合約及轉讓契之圖則的所有圖則費，該指明住宅物業的補充合約(如有)、按揭(如有)及其他法律文件之法律費用及其他支出及雜費，均由買方負責。

The Purchaser shall solely bear and pay the due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC"), the plans to be attached to the DMC, costs for preparing certified copies of title deeds and documents of that specified residential property, fees for plans to be annexed to the agreement for sale and purchase and the assignment, all legal and other costs and disbursements in respect of any supplemental agreement (if any), mortgage (if any) and any other legal documents in respect of that specified residential property.

(5) 賣方已委任地產代理在期數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 Phase:

賣方委任的代理:

Agent appointed by the Vendor:

華懋代理有限公司

Chinachem Agencies Limited

華懋代理有限公司委任的次代理:

Sub-agents appointed by Chinachem Agencies Limited:

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 / 世紀 21 集團有限公司 / 仲量聯行有限公司 / 第一太平戴維斯住宅代理有限公司

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited / Hong Kong Property Services (Agency) Limited / Century 21 Group Limited / Jones Lang LaSalle Limited / Savills Realty Limited

請注意：任何人可委任任何地產代理在購買期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就期數指定的互聯網網站的網址為: www.theredhillpeninsula.com.hk

The address of the website designated by the Vendor for the Phase is: www.theredhillpeninsula.com.hk