

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	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)
發展項目位置 Location of Development	白筆山道 18 號 18 Pak Pat Shan Road		
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)	248		

印製日期 Date of Printing	價單編號 Number of Price List
20 January 2015	1

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 --
21 January 2015	1A	--

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	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
						Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
第1座 Tower 1	16 至17和天台 16-17 and Roof	A *** 複式 Duplex	229.109 (2466) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	74,316,000	324,370 (30,136)	14.910(160)	3.200(34)	-	22.000(237)	-	-	90.689(976)	10.591(114)	-	-
	15	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	39,259,000	267,070 (24,816)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	14	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	39,083,000	265,873 (24,705)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	13	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	38,908,000	264,682 (24,594)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	12	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	38,733,000	263,492 (24,484)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	11	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	38,457,000	261,614 (24,309)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	10	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	38,183,000	259,750 (24,136)	7.455(80)	2.300(25)	-	-	-	-	-	-	-	-
	8	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	37,641,000	256,063 (23,793)	7.455(80)	1.600(17)	-	-	-	-	-	-	-	-
	7	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	37,208,000	253,117 (23,520)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	4	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	36,228,000	246,451 (22,900)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	3	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	35,909,000	244,281 (22,698)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	2	A **	146.999 (1582) 露台 Balcony: 2.891(31); 工作平台 Utility Platform: ---- (-)	35,280,000	240,002 (22,301)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-

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 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1座 Tower 1	16 至17和天台 16-17 and Roof	B *** 複式 Duplex	228.612 (2461) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	75,445,000	330,013 (30,656)	14.910(160)	3.200(34)	-	22.000(237)	-	-	90.689(976)	10.591(114)	-	-
	15	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	39,729,000	271,575 (25,225)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	14	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	47,350,000	323,670 (30,063)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	13	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	39,374,000	269,148 (24,999)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	12	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	39,197,000	267,939 (24,887)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	11	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	39,022,000	266,742 (24,776)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	10	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	38,743,000	264,835 (24,599)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	9	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	38,466,000	262,942 (24,423)	7.455(80)	2.300(25)	-	-	-	-	-	-	-	-
	7	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	37,752,000	258,061 (23,970)	7.455(80)	1.600(17)	-	-	-	-	-	-	-	-
	6	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	37,416,000	255,764 (23,756)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	5	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	37,085,000	253,502 (23,546)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	4	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	36,757,000	251,259 (23,338)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	3	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	36,431,000	249,031 (23,131)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
	2	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	35,950,000	245,743 (22,825)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	-
1	B **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	35,555,000	243,043 (22,575)	7.455(80)	3.100(33)	-	3.953(43)	-	-	-	-	-	-	

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) 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 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	17和天台 17 and Roof	A **	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	24,277,000	256,883 (23,871)	4.870(52)	1.600(17)	-	-	-	-	75.835(816)	-	-	-
	12	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	21,520,000	227,710 (21,160)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
	11	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	21,370,000	226,123 (21,013)	4.870(52)	0.800(9)	-	-	-	-	-	-	-	-
	10	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	21,221,000	224,547 (20,866)	4.870(52)	0.800(9)	-	-	-	-	-	-	-	-
	8	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	20,928,000	221,446 (20,578)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
	6	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	20,516,000	217,087 (20,173)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
	3	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	19,991,000	211,532 (19,657)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
第3座 Tower 3	17和天台 17 and Roof	B **	95.215 (1025) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	24,666,000	259,056 (24,064)	4.870(52)	1.600(17)	-	-	-	-	75.835(816)	-	-	-
	16	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	22,106,000	233,911 (21,736)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
	15	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	22,009,000	232,885 (21,641)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
	14	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	21,913,000	231,869 (21,547)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
	12	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	21,723,000	229,858 (21,360)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
	6	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	20,708,000	219,118 (20,362)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
	3	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	20,177,000	213,500 (19,840)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-
	2	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	20,004,000	211,669 (19,670)	4.870(52)	1.600(17)	-	-	-	-	-	-	-	-

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 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 7 座 Tower 7	1	A **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	30,740,000	210,129 (19,517)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	
	8	B **	146.999 (1582) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	33,933,000	230,838 (21,449)	7.455(80)	3.100(33)	-	-	-	-	-	-	-	
	5	B **	146.999 (1582) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	32,964,000	224,246 (20,837)	7.455(80)	2.300(25)	-	-	-	-	-	-	-	
	1	B **	146.999 (1582) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	31,245,000	212,552 (19,750)	7.455(80)	3.100(33)	-	3.953(43)	-	-	-	-	-	
第 10 座 Tower 10	2	A *	88.269 (950) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	18,003,000	203,956 (18,951)	4.613(50)	1.600(17)	-	-	-	-	-	-	-	
	4	B *	88.978 (958) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	18,534,000	208,299 (19,347)	4.613(50)	0.800(9)	-	-	-	-	-	-	-	
	2	B *	88.978 (958) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	17,769,000	199,701 (18,548)	4.613(50)	1.600(17)	-	-	-	-	-	-	-	
	1	B *	88.978 (958) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: --- (-)	17,437,000	195,970 (18,201)	4.613(50)	1.600(17)	-	5.394(58)	-	-	-	-	-	

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樓價的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

買方於簽署臨時買賣合約時須繳付相等於樓價之 5 % 的金額作為臨時訂金，其中HK\$500,000 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」，餘額須以支票支付，抬頭請寫「梁錦濤關學林律師行」。
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 made payable to "Ford, Kwan & Company" and the remaining balance must be paid by cheque(s) made payable to "Ford, Kwan & Company".

注意 Notes:

- (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”是指按以下第(4)(i)段及第(4)(ii)(b)段同時折扣後的價格。“樓價”一詞應為在臨時買賣合約上所述的價格。
“purchase price” means the Price discounted in accordance with paragraph(s) 4(i) and 4(ii)(b) at the same time below. The term “purchase price” shall be the price as stated in the Preliminary Agreement for Sale and Purchase.

樓價向下捨入計至百位數。

The purchase price shall be rounded down to the nearest hundred dollar.

(A) 180 天付款計劃: (照售價減 6%) 180-day Payment Plan: (6% discount from the Price)

1. 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.
2. 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.
3. 樓價 5% (再期訂金及部分樓價): 於買方簽署臨時買賣合約後 90 天⁺內支付。
5% of the purchase price (further deposit and part payment of purchase price): shall be paid within 90 days⁺ after signing of the Preliminary Agreement for Sale and Purchase by the Purchaser.
4. 樓價 85% (樓價餘款): 於買方簽署臨時買賣合約後 180 天⁺內支付。
85% of the purchase price (balance of purchase price): shall be paid within 180 days⁺ after signing of the Preliminary Agreement for Sale and Purchase by the Purchaser.

(B) 360 天付款計劃: (照售價減 3%) 360-day Payment Plan: (3% discount from the Price)

1. 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.
2. 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.
3. 樓價 5% (再期訂金及部分樓價): 於買方簽署臨時買賣合約後 90 天⁺內支付。
5% of the purchase price (further deposit and part payment of purchase price): shall be paid within 90 days⁺ after signing of the Preliminary Agreement for Sale and Purchase by the Purchaser.
4. 樓價 5% (再期訂金及部分樓價): 於買方簽署臨時買賣合約後 180 天⁺內支付。
5% of the purchase price (further deposit and part payment of purchase price): shall be paid within 180 days⁺ after signing of the Preliminary Agreement for Sale and Purchase by the Purchaser.
5. 樓價 80% (樓價餘款): 於買方簽署臨時買賣合約後 360 天⁺內支付。
80% of the purchase price (balance of purchase price): shall be paid within 360 days⁺ after signing of the Preliminary Agreement for Sale and Purchase by the Purchaser.

注意: Notes:

- + 如交付再期訂金及/或簽署正式買賣合約之到期日的當日在上午9時至下午5時的任何時間內懸掛8號或以上颱風訊號，或發出黑色暴雨警告，則該到期日將自動順延至下一個在上午9時至下午5時的任何時間內亦無懸掛8號或以上颱風訊號或發出黑色暴雨警告的工作日(指並非以下日子的日子-- (a) 公眾假日或星期六；或 (b) 《釋義及通則條例》(第1章)第71(2)條所界定的黑色暴雨警告日或烈風警告日)。

《釋義及通則條例》(第1章)第71(2)條所界定——

“烈風警告日”(gale warning day)指全日或其中部分時間有烈風警告的日子，而“烈風警告”(gale warning)具有《司法程序(烈風警告期間聆訊延期)條例》(第62章)第2條給予該詞的涵義；
“黑色暴雨警告日”(black rainstorm warning day)指全日或其中部分時間有黑色暴雨警告的日子，而“黑色暴雨警告”(black rainstorm warning)指由香港天文台台長藉使用通常稱為黑色暴雨警告訊號的暴雨警告訊號而發出的關於在香港或香港附近出現暴雨的警告。

《司法程序(烈風警告期間聆訊延期)條例》(第62章)第2條界定——

“烈風警告”(gale warning)指藉使用第5(1)(a)(i)條所指的熱帶氣旋警告訊號，就香港或香港附近出現熱帶氣旋而作出的警告。

《司法程序(烈風警告期間聆訊延期)條例》(第62章)第5(1)(a)(i)條界定——

烈風警告須由香港天文台台長自香港天文台發出報告，表示通常稱為8號西北、8號西南、8號東北、8號東南、9號或10號的熱帶氣旋警告訊號正生效時開始。

- + If any due date for payment of the further deposit and / or signing of the Formal Agreement for Sale and Purchase falls 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 working day (which means a day that is not (a) a general holiday or Saturday; or (b) a black rainstorm warning day or gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1)) 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..

section 71(2) of the Interpretation and General Clauses Ordinance (Cap.1) provides -

gale warning day (烈風警告日) means any day throughout or for part of which a gale warning is in force, and **gale warning** (烈風警告) has the meaning assigned to it by section 2 of the Judicial Proceedings (Adjournment During Gale Warnings) Ordinance (Cap 62);

black rainstorm warning day (黑色暴雨警告日) means any day throughout or for part of which a black rainstorm warning is in force, and "black rainstorm warning" (黑色暴雨警告) means a warning issued by the Director of the Hong Kong Observatory of a heavy rainstorm in, or in the vicinity of, Hong Kong by the use of the heavy rainstorm signal commonly referred to as Black.

section 2 of the Judicial Proceedings (Adjournment During Gale Warnings) Ordinance (Cap 62) provides -

gale warning (烈風警告) means a warning of the occurrence of a tropical cyclone in, or in the vicinity of, Hong Kong by the use of any of the tropical cyclone warning signals referred to in section 5(1)(a)(i).

section 5(1)(a)(i) of the Judicial Proceedings (Adjournment During Gale Warnings) Ordinance (Cap 62) provides - a gale warning shall commence when the Director of the Hong Kong Observatory issues from the Hong Kong Observatory a report to the effect that any of the tropical cyclone warning signals commonly referred to as No. 8NW, 8SW, 8NE, 8SE, 9 or 10 is in force.

- 買方於簽署正式買賣合約前，如需更改支付條款，必須得賣方事先同意，並須繳付手續費港幣7,500元及自付有關額外費用。
- If a Purchaser wishes to change the terms of payment before signing the Formal Agreement for Sale and Purchase for whatever reasons, the Purchaser must first obtain the prior consent of the Vendor and pay an administrative fee of HK\$7,500 and all related extra expenses.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

(a) 請參閱 第(4) (i)段支付條款。

Please refer to paragraph (4) (i) Terms of Payment.

(b) 除根據第(4)(i)段支付條款所列之售價折扣外，所有買方(包括但不限於選擇第(4)(i)段支付條款的買方)還享用以下折扣優惠：

In addition to the corresponding discount on the Price as listed in paragraph (4)(i) Terms of Payment, the Purchaser (all Purchasers including but not limited to the Purchasers who have selected Terms of Payment listed in paragraph (4)(i)) shall be offered the following discounts :-

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，不論有關買賣需付印花稅與否。

An extra discount from the Price would be offered to the Purchasers as the Stamp Duty Discount, regardless whether the sale and purchase is subject to payment of Stamp Duty or not.

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HK\$20,000,000 以下	Below HK\$20,000,000	售價的3.75%	3.75% on the Price
港幣HK\$20,000,000 或以上	HK\$20,000,000 or above	售價的4.25%	4.25% on the Price

(c) 提前成交折扣優惠 (只適用於支付條款(B)) Early Completion Discount (Applicable to Terms of Payment (B) only)

按以上第(4)(i)段選擇支付條款(B)的買方可獲賣方提供提前成交折扣優惠(“提前成交折扣優惠”)如下:-

The Purchasers who have selected Terms of Payment (B) stated in paragraph 4(i) above shall be entitled to an early completion discount (“Early Completion Discount”) offered by the Vendor as follows: -

提前成交折扣優惠 Early Completion Discount

完成物業住宅的買賣交易日期	提前成交折扣優惠
Date of completion of the sale and purchase of the residential property	Early Completion Discount
於簽署臨時買賣合約後180天內成交	樓價3%
Complete within 180 days after signing of the Preliminary Agreement for Sale and Purchase	3% of purchase price
於簽署臨時買賣合約後210天內成交	樓價2.5%
Complete within 210 days after signing of the Preliminary Agreement for Sale and Purchase	2.5% of purchase price

於簽署臨時買賣合約後240天內成交 Complete within 240 days after signing of the Preliminary Agreement for Sale and Purchase	樓價2% 2% of purchase price
於簽署臨時買賣合約後270天內成交 Complete within 270 days after signing of the Preliminary Agreement for Sale and Purchase	樓價1.5% 1.5% of purchase price
於簽署臨時買賣合約後300天內成交 Complete within 300 days after signing of the Preliminary Agreement for Sale and Purchase	樓價1% 1% of purchase price
於簽署臨時買賣合約後330天內成交 Complete within 330 days after signing of the Preliminary Agreement for Sale and Purchase	樓價0.5% 0.5% of purchase price

買方須於欲提出的提前完成住宅物業的買賣的成交日期前最少14日，以書面向 ZETA ESTATES LIMITED ("賣方") 提出提前成交申請，並說明該提前成交日期，方可享獲提前成交折扣優惠，賣方會於收到提前成交申請並確認有關資料無誤後確認接受提前成交申請並將提前成交折扣優惠直接用於支付部份樓價餘額。

買方需簽署一份由賣方指定之代表律師為此項申請準備的補充合約。

就本提前成交折扣優惠，買方須自行承擔所有費用和支出（包括但不限於印花稅及與補充合約有關之律師費用）。

The Purchaser shall apply to ZETA ESTATES LIMITED("Vendor") in writing for early completion in order to be eligible for the Early Completion Discount at least 14 days before the proposed date of early completion of the sale and purchase of the residential property, stating such proposed early completion date.

After the Vendor received the application and has duly verified the same, the Vendor will confirm acceptance of early completion and apply the Early Completion Discount as part payment of the balance of the purchase price directly.

The Purchaser will enter into a supplemental agreement prepared by the Vendor's Solicitors in relation to his application .

The Purchaser shall be solely responsible for all costs and disbursements (including but not limited to stamp duty and the legal fees in relation to the supplemental agreement) in relation to this Early Completion Discount.

(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) 購買第1座14樓B室之買方，可獲贈該室內裡現有之家具及／或實產物品如下 ("贈品")(受相關文件條款及條件限制，該等條款及條件包括但不限於贈品將會以現狀於交易完成時移交買方，賣方不須對贈品作出任何質量、狀態、條件、適用性、運作狀況保證或陳述或提供任何維修，保養或更換，買方須以現狀接收贈品)。

The Purchaser of Flat B on the 14th Floor of Tower 1 is entitled to the following furniture and/or chattel items currently displayed in the Flat as a gift ("Gift") (subject to terms and conditions contained in the relevant documentation, which said terms and conditions include but are not limited to, the Gift will be delivered to the Purchaser upon completion on an "as is" basis and the Vendor will not give any warranty or representation as to the quality, state, condition, fitness, working condition of the Gift or provide any repair, maintenance or replacement thereof and the Purchaser will take the Gift as it stands).

第1座14樓B室 Flat B on the 14th Floor of Tower 1

位置 Location	家具和 / 或實產物品 Furniture and / or Chattel Items	數量 Quantity
客廳 Living Room	沙發 Sofa	1
	扶手椅 Armchair	2
	茶几 Coffee Table	2
	地櫃 Cabinet	1
	座地燈 Floor Lamp	1
	布窗簾 Fabric Curtains	1組(set)
飯廳 Dining Room	餐桌 Dining Table	1
	餐椅 Dining Chair	8
	組合櫃(嵌入式) Combination Cabinet (Built-in)	1組(set)
	吊燈 Pendant Light	1
	捲簾 Roller Blind	1組(set)
主人睡房 Master Bedroom	雙人床 Double Bed	1
	床褥 Mattress	1
	床上用品 Beddings	1組(set)
	吊燈 Pendant Light	1
	檯燈 Table Lamp	1
	衣櫃組合(嵌入式) Combination Wardrobe (Built-in)	1組(set)
	布窗簾 Fabric Curtains	1組(set)
	地毯 Carpet	1
	茶几 Coffee Table	2
	組合櫃連書檯(嵌入式) Combination Cabinet with Study Table (Built-in)	1組(set)
窗台軟墊 Bay Window Cushions	1組(set)	
睡房1 Bedroom No. 1	單人床 Single Bed	1
	床褥 Mattress	1
	床上用品 Beddings	1組(set)
	床頭櫃 Bedside Cupboard	1
	茶几 Coffee Table	1
	衣櫃組合(嵌入式) Combination Wardrobe (Built-in)	1組(set)

	層架 Shelf	1組(set)
	組合櫃連書檯(嵌入式) Combination Cabinet with Study Table (Built-in)	1組(set)
	椅子 Chair	1
	吊燈 Pendant Light	5
	檯燈 Table Lamp	1
	百葉窗簾 Venetian Blinds	1組(set)
睡房2 Bedroom No. 2	單人床 Single Bed	1
	床褥 Mattress	1
	床上用品 Beddings	1組(set)
	衣櫃組合(嵌入式) Combination Wardrobe (Built-in)	1組(set)
	組合櫃(嵌入式) Combination Cabinet (Built-in)	1組(set)
	梳妝台 Dressing Table	1
	椅子 Chair	1
	茶几 Coffee Table	1
	布窗簾 Fabric Curtains	1組(set)
	地毯 Carpet	1
	窗台軟墊 Bay Window Cushions	1組(set)
工作間 Utility Room	衣櫃連單人床組合(嵌入式) Combination Wardrobe with Single Bed (Built-in)	1組(set)
	床褥 Mattress	1
	床上用品 Beddings	1組(set)
	椅子 Chair	1

(b) 車位優惠

Special Offer of Car Parking Space

- 選購於此價單第二部份設上指定符號之指明住宅物業的買方，可獲優先認購紅山半島第四期車位之權利，詳情如下表所示。每個車位的優惠價為港幣HK\$800,000，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 list marked with designated symbol shall have the priority to purchase car parking space(s) in The Redhill Peninsula-Phase IV details of which are stated in the following table. 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 is at the sole discretion of the Vendor.

此價單第二部份住宅物業單位號碼旁之符號 Symbol marked next to the specified residential property(ies) in Part 2 of this price list	買方可獲認購紅山半島第四期車位之數量 Number of car parking space(s) in The Redhill Peninsula-Phase IV purchaser can purchase
*	1
**	2
***	3

- 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，該認購車位之權利將會自動失效，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轉讓契涵蓋。
- At the same 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.

(c) 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("臨時合約")及正式買賣合約("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，在關於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"))將獲得額外6個月時間根據臨時合約及買賣合約送達書面通知。此保養優惠將以承諾形式，在該轉讓契完成買賣該指明住宅物業的日期起計方為有效，並只屬於買方個人。如有任何爭議，賣方的決定為最終決定。

Without prejudice to the Preliminary Agreement for Sale and Purchase ("the Preliminary Agreement") and Agreement for Sale and Purchase ("the Agreement") in relation to the sale and purchase of a specified residential property, the Vendor will agree and undertake that on completion of the sale and purchase by an Assignment to which the Agreement 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 the Preliminary Agreement and the Agreement to remedy any defects to that specified residential property, or the fittings, finishes and appliances thereof (as defined in the Preliminary Agreement and the Agreement). This Maintenance Offer shall take the form of an undertaking which shall take effect from the date of the said Assignment for 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其正式買賣合約及轉讓契等法律文件，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律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/ her behalf in respect of all legal documentation in relation to the purchase (including formal agreement for sale and purchase and assignment, etc.), the Vendor agrees to bear the Purchaser's legal costs of the formal 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正式買賣合約及轉讓契兩項法律文件律師費用。

If the Purchaser chooses to instruct his / her own solicitors to act for him / her in relation to the purchase, the Vendor and the Purchaser shall each pay his / her own solicitors' legal fees in respect of the formal agreement for sale and purchase and the assignment.

- 買方須支付一概有關臨時買賣合約、正式買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售合約的印花稅、額外印花稅(按《印花稅條例》所定義)、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)、登記費及其他支出費用。
- All stamp duty (including without limitation 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 formal agreement for sale and purchase and the assignment will be borne by the Purchaser.

(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

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之費用、該住宅物業的正式買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)及附加合約(如有)之法律費用及其他支出等，均由買方負責。

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

- (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:

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.theredhillpeninsula.com.hk。
The address of the website designated by the vendor for the development is: www.theredhillpeninsula.com.hk .