

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
12 February 2015	2

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
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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) 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	9	A **	146.999 (1582) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	37,911,000	257,900 (23,964)	7.455 (80)	3.100 (33)	-	-	-	-	-	-	-	
	1	A **	146.999 (1582) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	34,665,000	235,818 (21,912)	7.455 (80)	3.100 (33)	-	-	-	-	-	-	-	
第 3 座 Tower 3	5	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	21,177,000	224,081 (20,823)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	2	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	20,636,000	218,357 (20,291)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	11	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	22,459,000	237,646 (22,084)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	10	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	22,303,000	235,996 (21,930)	4.870 (52)	0.800 (9)	-	-	-	-	-	-	-	
	1	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	20,703,000	219,065 (20,357)	4.870 (52)	1.600 (17)	-	7.905 (85)	-	-	-	-	-	
第 6 座 Tower 6	13和天台 13 and Roof	● A **	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	25,609,000	270,978 (25,181)	4.870 (52)	1.600 (17)	-	-	-	75.835 (816)	-	-	-	
	11	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	22,935,000	242,683 (22,552)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	9	A *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	22,615,000	239,297 (22,237)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	11	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	21,036,000	222,589 (20,684)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	4	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	19,723,000	208,696 (19,393)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	3	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	19,523,000	206,579 (19,197)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	2	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	19,324,000	204,474 (19,001)	4.870 (52)	1.600 (17)	-	-	-	-	-	-	-	
	1	B *	94.506 (1017) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	19,169,000	202,834 (18,849)	4.870 (52)	1.600 (17)	-	7.905 (85)	-	-	-	-	-	

- 於土地註冊處登記亦稱為在第6座13樓A室連在其上之天台
Also known as FLAT A ON 13TH FLOOR WITH ROOF THEREON OF TOWER 6 as registered in the Land Registry

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 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	11至12和天台 11-12 and Roof	◆ A *** 複式 Duplex	228.612 (2461) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	70,957,000	310,382 (28,833)	14.910 (160)	3.200 (34)	-	22.000 (237)	-	-	90.689 (976)	10.591 (114)	-	-
	9	A **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	33,689,000	230,288 (21,390)	7.455 (80)	3.100 (33)	-	-	-	-	-	-	-	-
	7	A **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	33,073,000	226,077 (20,999)	7.455 (80)	3.100 (33)	-	-	-	-	-	-	-	-
	4	A **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	32,159,000	219,829 (20,418)	7.455 (80)	3.100 (33)	-	-	-	-	-	-	-	-
	3	A **	146.291 (1575) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	31,824,000	217,539 (20,206)	7.455 (80)	3.100 (33)	-	-	-	-	-	-	-	-
	11至12和天台 11-12 and Roof	▲ B *** 複式 Duplex	229.109 (2466) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	71,857,000	313,637 (29,139)	14.910 (160)	3.200 (34)	-	22.000 (237)	-	-	90.689 (976)	10.591 (114)	-	-
	10	B **	146.999 (1582) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	34,416,000	234,124 (21,755)	7.455 (80)	3.100 (33)	-	-	-	-	-	-	-	-
	9	B **	146.999 (1582) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	34,174,000	232,478 (21,602)	7.455 (80)	3.100 (33)	-	-	-	-	-	-	-	-
	7	B **	146.999 (1582) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	33,548,000	228,219 (21,206)	7.455 (80)	3.100 (33)	-	-	-	-	-	-	-	-
第10座 Tower 10	4	A *	88.269 (950) 露台 Balcony: 2.891 (31); 工作平台 Utility Platform: ---- (-)	19,553,000	221,516 (20,582)	4.613 (50)	0.800 (9)	-	-	-	-	-	-	-	

◆ 於土地註冊處登記亦稱為在第7座10樓以上的複式A連在其下層之平台與其上之天台
Also known as DUPLEX A ABOVE 10/F OF TOWER 7 WITH FLAT ROOF THERETO ON LOWER FLOOR THEREOF AND WITH ROOF THEREON as registered in the Land Registry

▲ 於土地註冊處登記亦稱為在第7座10樓以上的複式B連在其下層之平台與其上之天台
Also known as DUPLEX B ABOVE 10/F OF TOWER 7 WITH FLAT ROOF THERETO ON LOWER FLOOR THEREOF AND WITH ROOF THEREON as registered in the Land Registry

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」，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 balance must be paid by cheque(s) made payable to "Ford, Kwan & Company".

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)(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 after applying at the same time the discounts as set out in paragraphs 4(i) and 4(ii)(b).

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.

270 天付款計劃: (照售價減 2%) 270-day Payment Plan: (2% 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 10% (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。
10% 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 80% (樓價餘款): 於買方簽署臨時買賣合約後270天內支付。
80% of the purchase price (balance of purchase price): shall be paid within 270 days after signing of the preliminary agreement for sale and purchase by the Purchaser.

如繳付再期訂金、部份樓價及/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該日並在上午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的辦公日⁺。

If any due date for payment of further deposit, part payment of purchase price and/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..

注意 Note:

“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).

+ “辦公日”指符合以下說明的日子 (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。

+ “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.

- 買方於簽署買賣合約前如因為任何原因，需更改支付條款，必須得Zeta Estates Limited (“賣方”)的事先書面同意，並須繳付手續費港幣7,500元及有關額外費用。

- If a Purchaser wishes to change the terms of payment before signing the agreement for sale and purchase for whatever reasons, the Purchaser must first obtain the prior written consent of Zeta Estates Limited (“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 the 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 based on 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.

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

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- (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) 車位優惠

Special Offer of Car Parking Space

- 選購於此價單第二部份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 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(s) is at the sole discretion of the Vendor.

此價單第二部份指明住宅物業旁之指定符號 Designated 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 the 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 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 take 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處理所有有關購買的法律文件(包括買賣合約及轉讓契等), 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 behalf in respect of all legal documentation in relation to the purchase (including agreement for sale and purchase and assignment, etc.), 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 agreement for sale and purchase and the assignment.

- 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 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業權文件認正副本之費用、該住宅物業的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 all costs for preparing certified copies of title deeds and documents of that residential property, all plan 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 mortgage (if any) and supplemental agreement (if any) in respect of that 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 .