

# 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)	B 區 Site B
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			58

印製日期 Date of Printing	價單編號 Number of Price List
1 September 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
15 September 2015	1A	--
6 October 2015	1B	--
11 December 2015	1C	--
22 December 2015	1D	--
27 January 2016	1E	--
29 March 2016	1F	--
5 April 2016	1G	--
27 July 2016	1H	--
20 October 2016	1I	--
28 December 2016	1J	--
24 February 2017	1K	--
19 April 2017	1L	✓
12 June 2017	1M	--

## 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)) Saleable Area (including balcony, utility platform and verandah, if any) sq.metre (sq.ft.)	售價 (元) Price (S)	實用面積 每平方米呎售價 元·每平方米 (元·每平方米) 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.)									
				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
棕櫚徑129號洋房(亦稱為S23洋房) House No.129, Palm Drive (Also known as House S23)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	94,348,000 104,831,000	364,234 (33,844) 404,704 (37,601)	-	-	-	33.893 (365)	-	58.286 (627)	53.691 (578)	-	-	90.768 (977)
棕櫚徑131號洋房(亦稱為S24洋房) House No.131, Palm Drive (Also known as House S24)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	94,540,000 105,054,000	365,010 (33,914) 405,565 (37,681)	-	-	-	33.893 (365)	-	59.945 (645)	53.691 (578)	-	-	101.931 (1097)
棕櫚徑137號洋房(亦稱為S27洋房) House No.137, Palm Drive (Also known as House S27)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	94,898,000 105,442,000	366,358 (34,028) 407,063 (37,820)	-	-	-	33.893 (365)	-	58.760 (632)	53.691 (578)	-	-	106.528 (1147)
棕櫚徑139號洋房(亦稱為S28洋房) House No.139, Palm Drive (Also known as House S28)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	94,738,000 105,264,000	365,740 (33,984) 406,376 (37,756)	-	-	-	33.893 (365)	-	58.878 (634)	53.691 (578)	-	-	104.637 (1126)
棕櫚徑145號洋房(亦稱為S31洋房) House No.145, Palm Drive (Also known as House S31)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	94,746,000 105,273,000	365,774 (33,984) 406,411 (37,759)	-	-	-	33.893 (365)	-	58.760 (632)	53.691 (578)	-	-	104.826 (1128)
棕櫚徑147號洋房(亦稱為S32洋房) House No.147, Palm Drive (Also known as House S32)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	96,983,000 109,981,000	382,128 (35,503) 424,586 (39,448)	-	-	-	33.893 (365)	-	58.167 (626)	53.691 (578)	-	-	164.553 (1771)
棕櫚徑153號洋房(亦稱為S35洋房) House No.153, Palm Drive (Also known as House S35)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	90,439,000 100,488,000	349,144 (32,439) 387,938 (36,043)	-	-	-	33.893 (365)	-	58.345 (628)	53.691 (578)	-	-	144.001 (1550)
松柏徑63號洋房(亦稱為S3洋房) House No.63, Cedar Drive (Also known as House S3)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	90,191,000 100,212,000	348,186 (32,350) 386,873 (35,944)	-	-	-	33.893 (365)	-	60.004 (646)	53.691 (578)	-	-	60.763 (654)
松柏徑65號洋房(亦稱為S4洋房) House No.65, Cedar Drive (Also known as House S4)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	89,937,000 99,930,000	347,206 (32,250) 385,784 (35,843)	-	-	-	33.893 (365)	-	59.975 (646)	53.691 (578)	-	-	57.819 (622)
松柏徑71號洋房(亦稱為S7洋房) House No.71, Cedar Drive (Also known as House S7)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	88,560,000 98,400,000	341,890 (31,765) 379,877 (35,294)	-	-	-	33.893 (365)	-	59.352 (639)	53.691 (578)	-	-	51.338 (553)
松柏徑73號洋房(亦稱為S8洋房) House No.73, Cedar Drive (Also known as House S8)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	88,307,000 98,119,000	340,913 (31,674) 378,792 (35,193)	-	-	-	33.893 (365)	-	59.175 (637)	53.691 (578)	-	-	48.316 (520)
松柏徑79號洋房(亦稱為S11洋房) House No.79, Cedar Drive (Also known as House S11)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	87,979,000 97,754,000	339,647 (31,556) 377,383 (35,062)	-	-	-	33.893 (365)	-	57.990 (624)	53.691 (578)	-	-	45.151 (486)
松柏徑81號洋房(亦稱為S12洋房) House No.81, Cedar Drive (Also known as House S12)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	88,416,000 98,240,000	341,334 (31,713) 379,260 (35,237)	-	-	-	33.893 (365)	-	57.990 (624)	53.691 (578)	-	-	50.564 (544)

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.)									
				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
松柏徑87號洋房(亦稱為S15洋房) House No.87, Cedar Drive (Also known as House S15)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	90,084,000 100,093,000	347,773 ( <del>32,211</del> ) 386,413 (35,901)	-	-	-	33.893 (365)	-	60.419 (650)	53.691 (578)	-	-	78.617 (846)
松柏徑89號洋房(亦稱為S16洋房) House No.89, Cedar Drive (Also known as House S16)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	91,638,000 101,153,000	351,456 ( <del>32,654</del> ) 390,505 (36,282)	-	-	-	33.893 (365)	-	60.123 (647)	53.691 (578)	-	-	90.125 (970)
松柏徑95號洋房(亦稱為S19洋房) House No.95, Cedar Drive (Also known as House S19)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	92,504,000 102,782,000	357,146 ( <del>32,179</del> ) 396,794 (36,866)	-	-	-	33.893 (365)	-	62.433 (672)	53.691 (578)	-	-	116.721 (1256)
松柏徑97號洋房(亦稱為S20洋房) House No.97, Cedar Drive (Also known as House S20)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	93,456,000 103,840,000	360,791 ( <del>33,521</del> ) 400,879 (37,245)	-	-	-	33.893 (365)	-	61.604 (663)	53.691 (578)	-	-	128.534 (1384)
松柏徑101號洋房(亦稱為S22洋房) House No.101, Cedar Drive (Also known as House S22)	259.031 (2788) 露台 Balcony: ---- (-); 工作平台 Utility Platform: ---- (-)	94,043,000 112,270,000	360,081 ( <del>36,242</del> ) 433,423 (40,269)	-	-	-	33.893 (365)	-	61.782 (665)	53.691 (578)	-	-	208.694 (2246)
松柏徑140號洋房(亦稱為T3洋房) House No.140, Cedar Drive (Also known as House T3)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	109,498,000 121,664,000	375,087 ( <del>34,850</del> ) 416,762 (38,722)	-	-	-	-	75.719 (815)	24.719 (266)	122.128 (1315)	-	-	47.616 (513)
松柏徑142號洋房(亦稱為T4洋房) House No.142, Cedar Drive (Also known as House T4)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	109,545,000 121,717,000	375,248 ( <del>34,865</del> ) 416,943 (38,739)	-	-	-	-	76.239 (821)	24.719 (266)	122.128 (1315)	-	-	47.521 (512)
松柏徑148號洋房(亦稱為T7洋房) House No.148, Cedar Drive (Also known as House T7)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	109,724,000 121,916,000	375,861 ( <del>34,922</del> ) 417,625 (38,802)	-	-	-	-	76.582 (824)	24.719 (266)	122.128 (1315)	-	-	50.785 (547)
松柏徑150號洋房(亦稱為T8洋房) House No.150, Cedar Drive (Also known as House T8)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	109,545,000 121,683,000	375,146 ( <del>34,885</del> ) 416,827 (38,728)	-	-	-	-	75.354 (811)	24.719 (266)	122.128 (1315)	-	-	49.787 (525)
松柏徑156號洋房(亦稱為T11洋房) House No.156, Cedar Drive (Also known as House T11)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	110,842,000	379,691 (35,278)	-	-	-	-	80.186 (863)	24.719 (266)	122.128 (1315)	-	-	47.893 (516)
松柏徑158號洋房(亦稱為T12洋房) House No.158, Cedar Drive (Also known as House T12)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	111,133,000 123,481,000	380,688 ( <del>35,370</del> ) 422,986 (39,300)	-	-	-	-	81.474 (877)	24.719 (266)	122.128 (1315)	-	-	51.478 (554)
松柏徑164號洋房(亦稱為T15洋房) House No.164, Cedar Drive (Also known as House T15)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	110,635,000	378,982 (35,212)	-	-	-	-	77.249 (832)	24.719 (266)	122.128 (1315)	-	-	49.307 (531)
松柏徑166號洋房(亦稱為T16洋房) House No.166, Cedar Drive (Also known as House T16)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	115,527,000	395,739 (36,769)	-	-	-	-	76.794 (827)	24.719 (266)	122.128 (1315)	-	-	46.665 (535)
松柏徑172號洋房(亦稱為T19洋房) House No.172, Cedar Drive (Also known as House T19)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	110,644,000 122,938,000	379,013 ( <del>35,215</del> ) 421,126 (39,127)	-	-	-	-	77.438 (834)	24.719 (266)	122.128 (1315)	-	-	49.131 (529)

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) 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.)									
				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
松柏徑174號洋房(亦稱為T20洋房) House No.174, Cedar Drive (Also known as House T20)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	<del>409,715,000</del> 121,906,000	<del>375,830</del> (34,919) 417,591 (38,799)	-	-	-	-	77.781 (837)	24.719 (266)	122.128 (1315)	-	-	48.250 (519)
松柏徑178號洋房(亦稱為T22洋房) House No.178, Cedar Drive (Also known as House T22)	291.927 (3142) 露台 Balcony: 6.525 (70); 工作平台 Utility Platform: ---- (-)	125,004,000	428,203 (39,785)	-	-	-	-	178.718 (1924)	24.719 (266)	122,099 (1347)	-	-	103.797 (1117)

# 此項雖於此表描述為「天台」，但在售樓說明書內的天台樓層樓面平面圖上被描述為「平台」。

The item described as “Roof” in this table is described as “Flat Roof” on the Roof Level Floor Plan thereof in the sales brochure.

### 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 2,000,000 元之訂金必須以銀行本票支付，抬頭請寫「的近律師行」或「Deacons」，餘額須以支票支付，抬頭請寫「的近律師行」或「Deacons」。

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\$2,000,000 must be paid by cashier's order(s) made payable to "的近律師行" or "Deacons" and the balance must be paid by cheque(s) made payable to "的近律師行" or "Deacons".

**360 天付款計劃: (照售價) 360-day Payment Plan: (the Price)**

**(僅適用簽署列出 A 類裝置、裝修物料及設備(於下文第(4)(iii)(c)段定義)的臨時買賣合約的買方 Applicable only to a purchaser who signs a preliminary agreement for sale and purchase setting out Type A Fittings, Finishes and Appliances (as defined in paragraph (4)(iii)(c) below))**

- 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 10% (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 (part payment of Purchase Price): shall be paid within 90 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
- 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.

**180 天付款計劃: (照售價) 180-day Payment Plan: (the Price)**

**(僅適用購買松柏徑 164 號洋房 (亦稱為 T15 洋房)、松柏徑 158 號洋房 (亦稱為 T12 洋房)、棕櫚徑 131 號洋房 (亦稱為 S24 洋房)、棕櫚徑 137 號洋房 (亦稱為 S27 洋房)、棕櫚徑 139 號洋房 (亦稱為 S28 洋房)、棕櫚徑 153 號洋房 (亦稱為 S35 洋房)、松柏徑 71 號洋房 (亦稱為 S7 洋房)、松柏徑 95 號洋房 (亦稱為 S19 洋房)、松柏徑 97 號洋房 (亦稱為 S20 洋房)、松柏徑 101 號洋房 (亦稱為 S22 洋房)及/或簽署列出 B 類裝置、裝修物料及設備(於下文第(4)(iii)(c)段定義)的臨時買賣合約的買方 Applicable only to a purchaser who purchases House No.164, Cedar Drive (Also known as House T15), House No.158, Cedar Drive (Also known as House T12), House No.131, Palm Drive (Also known as House S24), House No.137, Palm Drive (Also known as House S27), House No.139, Palm Drive (Also known as House S28), House No.153, Palm Drive (Also known as House S35), House No.71, Cedar Drive (Also known as House S7), House No.95, Cedar Drive (Also known as House S19), House No.97, Cedar Drive (Also known as House S20), House No.101, Cedar Drive (Also known as House S22) and/or who signs a preliminary agreement for sale and purchase setting out Type B Fittings, Finishes and Appliances (as defined in paragraph (4)(iii)(c) below))**

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% (部分樓價): 於買方簽署臨時買賣合約後 60 天內支付。  
5% of the Purchase Price (part payment of Purchase Price): shall be paid within 60 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.

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 8.5%折扣作為「印花稅折扣」。

An extra 8.5% discount from the Price would be offered to the Purchaser as the "Stamp Duty Discount".

(iii) **可就購買於該期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) 送贈傢俱和物件優惠 Furniture and Chattels Offer

購買本期數的松柏徑 166 號洋房(亦稱為 T16 洋房)之買方，可免費獲贈於該洋房現有展示及安放之傢俱和物件。賣方或其代表不會就該等傢俱和物件作出任何保證、保養或陳述，更不會就其狀況及狀態、品質或性能或其他方面及其是否或將會否在可運作狀況作出任何保證、保養或陳述。傢俱和物件將於成交日以「現狀」及「屆時之現狀」在該有關洋房交予買方。買方應於簽署有關指明住宅物業的臨時買賣合約前先安排其委任之專家及專業人員全面檢查該等傢俱和物件。任何情況下，買方不得就該等傢俱和物件提出任何異議或質詢。第(4)(iii)(b)段所述的延長欠妥之處保養優惠不適用於該等傢俱和物件。此優惠受其他條款及條件約束。

The Purchaser of House No.166, Cedar Drive (Also known as House T16) of the Phase will be provided with the furniture and chattels currently displayed and placed at the house free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards such furniture and chattels or any of them. In particular, no warranty, maintenance or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of such furniture and chattels or as to whether any of such furniture and chattels is or will be in working condition. The said furniture and chattels will be delivered at the relevant house to Purchaser upon completion on an "as-is" and "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the said furniture and chattels before signing the preliminary agreement for sale and purchase in respect of the specified residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the said furniture and chattels. The Extended Defect Maintenance Offer as set out in paragraph (4)(iii)(b) does not cover the said furniture and chattels. This offer is subject to other terms and conditions.



紅山半島 B 區松柏徑 166 號洋房(亦稱為 T16 洋房)

**House No.166, Cedar Drive of The Redhill Peninsula-Site B (Also known as House T16)**

<u>位置 Location</u>	<u>家具和 / 或實產物品 Furniture and / or Chattel Item</u>	<u>數量 Quantity</u>
<b><u>主人睡房樓層 Master Bedroom Level (第一層 Level 1)</u></b>		
主人睡房	雙人床 Double Bed	1
Master Bedroom	單人梳化連腳凳 Lounge Chair with Ottomen	1 組 (set)
	座地燈 Floor Lamp	1
衣帽間	長枱連抽屜 Bench with Drawer	1
Walk-in Closet	矮衣櫃連梳妝枱 Dresser and Table	2 組 (sets)
	座枱燈 Table Lamp	2
	椅子 Chair	2
花園	戶外傘 Outdoor Umbrella	1
Garden	戶外躺椅 Deckchair	2
	戶外桌 Outdoor Table	1
	戶外椅 Outdoor Lounge Chair	2
	茶几 Side Table	1
	組合櫃 Shelf	1
	桌子 Table	1
	書櫃 Bookshelf	1
<b><u>睡房樓層 Bedroom Level (第二層 Level 2)</u></b>		
睡房 1	雙人床 Double Bed	1
Bedroom 1	玻璃趟門衣櫃 Sliding Glass Door Wardrobe	1
	座地燈 Floor Lamp	1
	座枱燈 Table Lamp	1
	書桌 Desk	1

	扶手椅 Armchair	1
	電視櫃 TV Cabinet	1
	茶几 Side Table	1
	豆袋梳化 Bean Bag	2
睡房 2 Bedroom 2	雙人床 Double Bed	1
	梳妝枱連鏡 Dressing Table with Mirror	1
	椅子 Chair	1
	茶几 Side Table	1
	電視櫃 TV Cabinet	1
	座枱燈 Table Lamp	1
	矮櫃 Chest	1
睡房 3 Bedroom 3	單人床 Single Bed	1
	座枱燈 Table Lamp	2
	椅子 Chair	1
睡房 3 側書房 Study Room adjacent Bedroom 3	書櫃 Bookshelf	1
	茶几 Side Table	1
	座地燈 Floor Lamp	1
	扶手椅 Armchair	1
樓梯偏廳 Staircase Foyer	木製裝飾 Wooden Decoration	1
庭院 Yard	座地燈 Floor Lamp	1
	櫈子 Stool	2
	長枱 Bench	1

### 客廳樓層 Living Room Level (第三層 Level 3)

客廳 Living Room	3 座位梳化 3 Seater Settee 茶几 Coffee Table 茶几(小) Side Table 扶手椅 Armchair 電視櫃 TV Cabinet 座地燈 Floor Lamp 坐墊 Pouf 木櫃 Chest	2 1 1 2 1 2 1 1
飯廳 Dining Room	餐桌 Dining Table 餐桌椅 Dining Chair 中式餐桌椅 Chinese Dining Chair 酒精爐 Alcohol Burner	1 8 2 1
廚房 Kitchen	酒吧椅 Bar Stool	2
儲物室 Store Room	椅子 Chair 座枱燈 Table Lamp	1 1

#### (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但不包括指明住宅物業內的園景及盆栽及第(4)(iii)(a)段所述的傢俱和物件)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 but excluding the landscape area and potted plants in the specified residential property and furniture and chattels referred to in paragraph (4)(iii)(a)). 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.

(c) 裝置及裝修物料現金回贈 Fittings and Finishes Cash Rebate

1. 購買指明住宅物業（「物業」）的買方須於簽署物業的臨時買賣合約時，選擇下列其中一類於成交時裝設於物業的裝置、裝修物料及設備：

The purchaser of a specified residential property ("Property") shall, at the time of signing the preliminary agreement for sale and purchase of the Property, select one of the following types of fittings, finishes and appliances to be incorporated into the Property on completion:

- (i) 於臨時買賣合約的日期由賣方提供的期數的售樓說明書中「裝置、裝修物料及設備」一節（「裝置、裝修物料及設備一節」）的「A類」標題下，列出關於物業的裝置、裝修物料及設備（統稱「A類裝置、裝修物料及設備」）；或 the fittings, finishes and appliances relating to the Property set out under the heading of "Type A" (collectively "Type A Fittings, Finishes and Appliances") in the "Fittings, Finishes and Appliances" section of the sales brochure of the Phase which is made available by the Vendor as at the date of the preliminary agreement for sale and purchase ("Fittings, Finishes and Appliances section"); or
- (ii) 於裝置、裝修物料及設備一節的「B類」標題下，列出關於物業的裝置、裝修物料及設備（統稱「B類裝置、裝修物料及設備」）。（不適用於購買松柏徑 164 號洋房（亦稱為 T15 洋房） the fittings, finishes and appliances relating to the Property set out under the heading of "Type B" (collectively "Type B Fittings, Finishes and Appliances") in the Fittings, Finishes and Appliances section. (Not applicable to the purchase of House No.164, Cedar Drive (Also known as House T15))

（A類裝置、裝修物料及設備及 B類裝置、裝修物料及設備均統稱為「已選擇之裝置、裝修物料及設備的類別」）

(Type A Fittings, Finishes and Appliances and Type B Fittings, Finishes and Appliances are collectively referred to as “selected type of fittings, finishes and appliances”)

2. 買方須簽署一份臨時買賣合約列明已選擇之裝置、裝修物料及設備的類別，並須同意物業的買賣包括已選擇之裝置、裝修物料及設備的類別。

The purchaser shall sign a preliminary agreement for sale and purchase of the Property setting out the selected type of fittings, finishes and appliances and shall agree that the sale and purchase of the Property includes the selected type of fittings, finishes and appliances.

只適用於 B 類裝置、裝修物料及設備：

買方：

- (i) 簽署於以下表 A 所列的物業的臨時買賣合約並選擇 B 類裝置、裝修物料及設備，根據臨時買賣合約及買賣合約完成買賣後可獲港幣 6,000,000 元的裝置及裝修物料現金回贈；或
- (ii) 簽署於以下表 B 所列的物業的臨時買賣合約並選擇 B 類裝置、裝修物料及設備，根據臨時買賣合約及買賣合約完成買賣後可獲港幣 5,000,000 元的裝置及裝修物料現金回贈，

惟條件是他須於物業實際成交日期後的 30 天內向賣方提交填妥的通知（按賣方指定格式）。本優惠受相關交易文件的條款及條件所限。如有爭議，賣方的決定為最終及概括的。

表 A

松柏徑140號洋房 (亦稱為T3洋房)
松柏徑142號洋房 (亦稱為T4洋房)
松柏徑148號洋房 (亦稱為T7洋房)
松柏徑150號洋房 (亦稱為T8洋房)
松柏徑172號洋房 (亦稱為T19洋房)
松柏徑174號洋房 (亦稱為T20洋房)
松柏徑178號洋房 (亦稱為T22洋房)

表 B

棕櫚徑145號洋房 (亦稱為S31洋房)
棕櫚徑147號洋房 (亦稱為S32洋房)
松柏徑63號洋房 (亦稱為S3洋房)
松柏徑65號洋房 (亦稱為S4洋房)
松柏徑73號洋房 (亦稱為S8洋房)
松柏徑79號洋房 (亦稱為S11洋房)
松柏徑81號洋房 (亦稱為S12洋房)
松柏徑87號洋房 (亦稱為S15洋房)

松柏徑89號洋房 (亦稱為S16洋房)

For Type B Fittings, Finishes and Appliances only:

The purchaser who:

- (i) signs a preliminary agreement for sale and purchase of a Property listed under Table A below and selects Type B Fittings, Finishes and Appliances shall be entitled to a Fittings and Finishes Cash Rebate in a sum equivalent to HK\$6,000,000; or
- (ii) signs a preliminary agreement for sale and purchase of a Property listed under Table B below and selects Type B Fittings, Finishes and Appliances shall be entitled to a Fittings and Finishes Cash Rebate in a sum equivalent to HK\$5,000,000

after completion of the sale and purchase in accordance with the preliminary agreement for sale and purchase and the agreement for sale and purchase, provided that he must forward to the Vendor a duly completed notice (in the Vendor's prescribed form) within 30 days after the actual date of completion of the sale and purchase of the Property. This benefit is subject to the terms and conditions of the relevant transaction documents. In case of dispute, the Vendor's decision shall be final and conclusive.

Table A

House No.140, Cedar Drive (Also known as House T3)
House No.142, Cedar Drive (Also known as House T4)
House No.148, Cedar Drive (Also known as House T7)
House No.150, Cedar Drive (Also known as House T8)
House No.172, Cedar Drive (Also known as House T19)
House No.174, Cedar Drive (Also known as House T20)
House No.178, Cedar Drive (Also known as House T22)

Table B

House No.145, Palm Drive (Also known as House S31)
House No.147, Palm Drive (Also known as House S32)
House No.63, Cedar Drive (Also known as House S3)
House No.65, Cedar Drive (Also known as House S4)
House No.73, Cedar Drive (Also known as House S8)
House No.79, Cedar Drive (Also known as House S11)
House No.81, Cedar Drive (Also known as House S12)
House No.87, Cedar Drive (Also known as House S15)
House No.89, Cedar Drive (Also known as House S16)

如買方於簽署臨時買賣合約時不選擇 B 類裝置、裝修物料及設備，該裝置及裝修物料現金回贈的財務優惠及利益即自動失效，及即時於簽署該臨時合約後當作失效，此後買方不可因其放棄選擇而申索任何利益或獲得任何補償。

If the purchaser does not select Type B Fittings, Finishes and Appliances on signing of the preliminary agreement for sale and purchase, this financial advantage and benefit of the Fittings and Finishes Cash Rebate shall automatically lapse and deem to have lapsed immediately after signing by the purchaser of that preliminary agreement. The purchaser shall not be entitled to any claim

for any such benefit or compensation thereafter.

(iv) **誰人負責支付買賣該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) **買方須為就買賣該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 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 / 云房網絡(香港)代理有限公司 / 香港蘇富比國際物業顧問

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 / Qfang Network (Hongkong) Agency Limited / Hong Kong Sotheby's International Realty

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](http://www.theredhillpeninsula.com.hk)

The address of the website designated by the Vendor for the Phase is: [www.theredhillpeninsula.com.hk](http://www.theredhillpeninsula.com.hk)