

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	觀月·樺峯 Park Metropolitan	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	月華街8號 8 Yuet Wah Street		
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)			299

印製日期 Date of Printing	價單編號 Number of Price List
28/10/2013	3

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
28/11/2013	3A	--
28/12/2013	3B	--

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 (\$)	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.)									
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
16	A	82.381 (887) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	14,285,000	173,402 (16,105)	--	2.975 (32)	--	--	--	--	--	--	--	--
20	A	85.612 (922) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	15,765,000	184,145 (17,099)	--	3.300 (36)	--	--	--	--	--	--	--	--
29	A	85.612 (922) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	16,869,000	197,040 (18,296)	--	3.300 (36)	--	--	--	--	--	--	--	--
10	B	52.003 (560) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,605,000	165,471 (15,366)	--	1.662 (18)	--	--	--	--	--	--	--	--
11	B	52.003 (560) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,648,000	166,298 (15,443)	--	1.662 (18)	--	--	--	--	--	--	--	--
20	B	73.894 (795) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	13,313,000	180,163 (16,746)	--	2.862 (31)	--	--	--	--	--	--	--	--
29	B	73.894 (795) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	14,245,000	192,776 (17,918)	--	2.862 (31)	--	--	--	--	--	--	--	--
10	C	51.935 (559) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,593,000	165,457 (15,372)	--	1.650 (18)	--	--	--	--	--	--	--	--
11	C	51.935 (559) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,636,000	166,285 (15,449)	--	1.650 (18)	--	--	--	--	--	--	--	--
20	C	78.311 (843) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	14,312,000	182,758 (16,977)	--	3.330 (36)	--	--	--	--	--	--	--	--
29	C	78.311 (843) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	15,620,000	199,461 (18,529)	--	3.330 (36)	--	--	--	--	--	--	--	--
10	D	52.994 (570) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,802,000	166,094 (15,442)	--	1.950 (21)	--	--	--	--	--	--	--	--

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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
11	D	52.994 (570) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,846,000	166,925 (15,519)	--	1.950 (21)	--	--	--	--	--	--	--	--
21	D	59.096 (636) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	10,615,000	179,623 (16,690)	--	1.725 (19)	--	--	--	--	--	--	--	--
22	D	59.096 (636) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	10,705,000	181,146 (16,832)	--	1.725 (19)	--	--	--	--	--	--	--	--
10	E	48.392 (521) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	7,553,000	156,080 (14,497)	--	1.300 (14)	--	--	--	--	--	--	--	--
11	E	48.392 (521) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	7,629,000	157,650 (14,643)	--	1.300 (14)	--	--	--	--	--	--	--	--
21	E	79.088 (851) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	14,276,000	180,508 (16,776)	--	3.299 (36)	--	--	--	--	--	--	--	--
10	F	42.500 (457) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	6,726,000	158,259 (14,718)	--	0.525 (6)	--	--	--	--	--	--	--	--
11	F	42.500 (457) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	6,793,000	159,835 (14,864)	--	0.525 (6)	--	--	--	--	--	--	--	--
21	F	71.448 (769) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	12,683,000	177,514 (16,493)	--	2.745 (30)	--	--	--	--	--	--	--	--
11	G	54.645 (588) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,699,000	159,191 (14,794)	--	1.913 (21)	--	--	--	--	--	--	--	--
21	G	75.118 (809) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	13,380,000	178,120 (16,539)	--	3.275 (35)	--	--	--	--	--	--	--	--
11	H	50.212 (540) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,205,000	163,407 (15,194)	--	1.700 (18)	--	--	--	--	--	--	--	--

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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
21	H	55.268 (595) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	9,795,000	177,227 (16,462)	--	1.825 (20)	--	--	--	--	--	--	--	--
22	H	55.268 (595) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	9,864,000	178,476 (16,578)	--	1.825 (20)	--	--	--	--	--	--	--	--
11	J	50.674 (545) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	8,240,000	162,608 (15,119)	--	1.575 (17)	--	--	--	--	--	--	--	--
10	K	64.642 (696) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	10,526,000	162,835 (15,124)	--	2.700 (29)	--	--	--	--	--	--	--	--
11	K	64.642 (696) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	10,589,000	163,810 (15,214)	--	2.700 (29)	--	--	--	--	--	--	--	--
11	L	49.797 (536) 露台 balcony : 2.000 (22); 工作平台 utility platform : 1.500 (16)	7,877,000	158,182 (14,696)	--	1.442 (16)	--	--	--	--	--	--	--	--

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

註：於本第4節內：(A)「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）；(B)「賣方」指市區重建局，而「獲聘用人」指廣明有限公司，即獲市區重建局聘用統籌和監管有關發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In this section 4: (A) "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price; (B) "Vendor" means Urban Renewal Authority and the "Person Engaged" means Central Wisdom Limited, the person engaged by Urban Renewal Authority to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的5%作為臨時訂金，請帶備港幣\$200,000.00銀行本票以支付部份臨時訂金，抬頭請寫「貝克·麥堅時律師事務所」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase. A cashier order of HK\$200,000.00 being part of the Preliminary Deposit shall be made payable to "Baker & McKenzie". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

所有支付條款樓價之換算皆向下捨入計至百位數。

All purchase prices in various terms of payment shall be rounded down to the nearest hundred dollars.

(A)90天現金優惠付款 90-day Cash Payment (照售價減6%) (6% discount from Price)

- (1) 成交金額5%（「臨時訂金」）於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5%於買方簽署買賣合約時繳付。
5% of purchase price being part payment of Transaction Price shall be paid upon signing of the agreement for sale and purchase.
- (3) 成交金額90%於買方簽署臨時合約後90天內繳付。
90% of purchase price being balance of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

(B)180天現金優惠付款 180-day Cash Payment (照售價減4%) (4% discount from Price)

- (1) 成交金額5%（「臨時訂金」）於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5%於買方簽署買賣合約時繳付。
5% of purchase price being part payment of Transaction Price shall be paid upon signing of the agreement for sale and purchase.
- (3) 成交金額5%於買方簽署臨時買賣合約後60天內繳付。
5% of purchase price being part payment of Transaction Price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額85%於買方簽署臨時合約後180天內繳付。
85% of purchase price being balance of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

(C) 建築期付款 Stage Payment Plan (照售價 Price)

- (1) 成交金額5% (「臨時訂金」) 於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5% 於買方簽署買賣合約時繳付。
5% of purchase price being part payment of Transaction Price shall be paid upon signing of the agreement for sale and purchase.
- (3) 成交金額5% 於買方簽署臨時買賣合約後60天內繳付。
5% of purchase price being part payment of Transaction Price shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
- (4) 成交金額5% 於買方簽署臨時買賣合約後120天內繳付。
5% of purchase price being part payment of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.
- (5) 成交金額80% 於買方向買方發出書面通知書可將有關物業之業權轉讓予買方的日期起14天內繳付。
80% of purchase price being balance of Transaction Price shall be paid within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser.

(D) 90天第二按揭計劃# 90-days Second Mortgage Payment Plan# (照售價減3%) (3% discount from Price)

- (1) 成交金額5% (「臨時訂金」) 於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price ("Preliminary Deposit") shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額5% 於買方簽署買賣合約時繳付。
5% of purchase price being part payment of Transaction Price shall be paid upon signing of the agreement for sale and purchase.
- (3) 成交金額90% 於買方簽署臨時合約後90天內繳付。
90% of purchase price being balance of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

#買方可向獲聘用人指定之融資公司申請第二按揭，主要條款如下：

The Purchaser can apply for the second mortgage through the financing company designated by the Person Engaged, key terms are as follows:

- (a) 買方須出示足夠文件證明每月還款 (第一按揭加第二按揭及其他借貸的還款) 不超過其每月總入息之一半。
The Purchaser must provide sufficient documents to prove that the total amount of monthly instalment (instalment of the first mortgage plus instalment of the second mortgage plus any other loan repayment) does not exceed 50% of the Purchaser's total monthly income.
- (b) 第一按揭銀行須為指定之融資公司指定及轉介之銀行，並且買方須得到該銀行同意以有關住宅物業作第二按揭。
The first mortgagee bank shall be a bank specified and referred by the designated financing company. The Purchaser shall have obtained prior consent from the first mortgagee bank for the second mortgage of the residential property.
- (c) 第二按揭金額最高為成交金額20%，但第一及第二按揭總金額不得超過成交金額80%。第二按揭年期最長為20年，或第一按揭貸款之年期，以較低者為準。
The maximum second mortgage loan amount is 20% of Transaction Price, but the total mortgage loan amount of the first plus the second mortgage shall not exceed 80% of Transaction Price. The maximum tenure of the second mortgage shall be 20 years or the tenure of the first mortgage, whichever is shorter.
- (d) 第二按揭之按揭利率以指定融資公司選用最優惠利率(P)(現時P=5%)計算，利率浮動。最終利率視乎指定融資公司審批結果而定。最優惠利率選用指定融資公司之報價。
Interest rate of the second mortgage shall calculate by reference to the Prime Rate(P) per annum (currently P=5%) and the rate is subject to fluctuation. The final rate is subject to the approval of the designated financing company. Prime Rate is quoted by the designated financing company.
- (e) 第二按揭首二年延期供款及豁免利息。
Deferment of repayment of principal and wavier of interest payment for the first 2 years of the second mortgage.
- (f) 第一及第二按揭需經有關承按機構獨立審批。
The first and the second mortgage loan shall be approved by the relevant mortgagees independently.
- (g) 所有第二按揭之文件必須由賣方指定之律師樓辦理，並由買方負責一切有關費用。
All legal documents of the second mortgage must be prepared and executed at the solicitors' firm designated by the Vendor. All incurred expenses shall be paid by the Purchaser.
- (h) 買方於決定選用此付款辦法前，敬請先向指定之融資公司查詢清楚第二按揭之按揭條款、批核條件及手續。以上所有優惠均受指定融資公司最後批出有關優惠安排之條款所規限。第二按揭貸款批出與否，指定融資公司有最終決定權。
The Purchaser is advised to enquire with the designated financing company on details of terms & conditions and application procedures of the second mortgage before selecting this payment method. All the above offers are subject to final terms and conditions approved by the designated financing company. The approval or disapproval of the second mortgage loan is subject to the final decision of the designated financing company.
- (i) 賣方沒有參與及提供上述二按計劃。上述之二按計劃只是由獲聘用人提供予買方。而無論在任何情況下，賣方無須因上述二按計劃所引發的任何事情負上任何責任。
Notice is hereby given that the Vendor is not involved in the arrangement of the second mortgage mentioned above. The arrangement of the second mortgage is provided or procured to the Purchaser by the Person Engaged and in no circumstances shall the Vendor be held liable for anything arising from or in connection with the arrangement of the second mortgage.

(4)(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4(i)。
Please refer to 4(i).
- (b) 「置業有禮」折扣優惠 Promotional Campaign :
買方可獲額外7%售價折扣優惠。
An extra 7% discount from the Price would be offered to the Purchasers.
- (c) 特別折扣 Special Discount :
凡於2014年1月31日當日或之前簽署臨時買賣合約，買方可獲額外5%售價折扣優惠。
Where the preliminary agreement for sale and purchase is signed on or before 31 January 2014, an extra 5% discount from the Price would be offered to the Purchaser.

(4)(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
獲聘用人將在不減損買方於買賣合約下之權利下於將於收到買方於發展項目合格證明書或轉讓同意發出日起計的2年內(以較早者計)所發出的書面通知後,在合理地切實可行的範圍內盡快自費就該物業欠妥之處作出補救。本優惠受相關交易文件條款及條件限制。
The Person Engaged is prepared to, but not in derogation from the purchaser's rights under the agreement for sale and purchase, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by the purchaser within 2 years from the date of issuance of the certificate of compliance or consent to assign in respect of the Development, whichever is earlier, remedy any defects to the Property. This benefit is subject to the terms and conditions of the relevant transaction documents.

(4)(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、按揭及樓契等法律文件,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 behalf of all legal documents in relation to the purchase, the vendor agrees to bear the legal cost 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正式買賣合約、按揭及樓契等法律文件,買賣雙方須各自負責有關買賣合約及其他轉讓契兩項法律文件之律師費用。
If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方需支付一概有關臨時買賣合約、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的印花稅、「額外印花稅」(按《印花稅條例》所定義)、買家印花稅)、登記費及其他支出費

All stamp duty, registration fee and other disbursements on the preliminary agreement for sale & purchase, the agreement for sale and purchase and the assignment (including without limitation ad valorem stamp duty charged at whatever rates, any stamp duty on any nomination or sub-sale, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty) will be borne by the purchasers.

(4)(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、該住宅物業的買賣合約及轉讓契之圖則費,該住宅物業按揭(如有)之法律費用、附加合約(如有)及其他實際支出等,均由買方負責。
The purchaser(s) 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 agreement for sale and purchase and the assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

(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:

1. 中原地產代理有限公司 Centaline Property Agency Limited
2. 美聯物業代理有限公司 Midland Realty International Limited
3. 利嘉閣地產有限公司 Ricacorp Properties Limited
4. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
5. 信和地產代理有限公司 Sino Real Estate Agency 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.parkmetropolitan.hk。

The address of the website designated by the vendor for the Development is: www.parkmetropolitan.hk.