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**	瑾華 the Warren	期數(如有) **Phase No. (if any)**	--
發展項目位置 **Location of Development**	華倫街9號 9 Warren 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)**			103

印製日期 **Date of Printing**	價單編號 **Number of Price List**
16 October 2013	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
14 March 2014	1A	-

Price List No. 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 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
瑾華 the Warren	35	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	24,614,000	433,055 (40,219)	--	2.493 (27)	--	--	--	--	--	--	--	--
		B	70.595 (760) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	35,550,000	503,577 (46,776)	--	5.500 (59)	--	--	--	--	17.768 (191)	6.051 (65)	--	--
		C	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	24,534,000	432,737 (40,220)	--	2.415 (26)	--	--	--	--	--	--	--	--
	33	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	21,461,000	377,582 (35,067)	--	2.493 (27)	--	--	--	--	--	--	--	--
		B	35.55 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	13,869,000	390,127 (36,211)	--	2.750 (30)	--	--	--	--	--	--	--	--
		C	35.565 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	13,869,000	389,962 (36,211)	--	2.750 (30)	--	--	--	--	--	--	--	--
	32	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	21,040,000	370,175 (34,379)	--	2.493 (27)	--	--	--	--	--	--	--	--
		C	35.565 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	13,664,000	384,198 (35,676)	--	2.750 (30)	--	--	--	--	--	--	--	--
	31	D	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	20,000,000	352,765 (32,787)	--	2.415 (26)	--	--	--	--	--	--	--	--
	30	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	19,448,000	342,165 (31,778)	--	2.493 (27)	--	--	--	--	--	--	--	--
		B	35.55 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	12,008,000	337,778 (31,352)	--	2.750 (30)	--	--	--	--	--	--	--	--
		C	35.565 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	12,008,000	337,635 (31,352)	--	2.750 (30)	--	--	--	--	--	--	--	--
		D	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	19,580,000	345,357 (32,098)	--	2.415 (26)	--	--	--	--	--	--	--	--

Price List No. 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 Air-conditioning plant room	窗台 Bay window	閣樓 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
瑾華 the Warren	29	D	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	19,159,000	337,931 (31,408)	--	2.415 (26)	--	--	--	--	--	--	--	--
	28	D	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	18,738,000	330,505 (30,718)	--	2.415 (26)	--	--	--	--	--	--	--	--
	27	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	18,194,000	320,103 (29,729)	--	2.493 (27)	--	--	--	--	--	--	--	--
		C	35.565 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	10,626,000	298,777 (27,744)	--	2.750 (30)	--	--	--	--	--	--	--	--
		D	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	18,318,000	323,097 (30,030)	--	2.415 (26)	--	--	--	--	--	--	--	--
	26	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	17,776,000	312,749 (29,046)	--	2.493 (27)	--	--	--	--	--	--	--	--
		B	35.55 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	10,418,000	293,052 (27,201)	--	2.750 (30)	--	--	--	--	--	--	--	--
		C	35.565 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	10,418,000	292,928 (27,201)	--	2.750 (30)	--	--	--	--	--	--	--	--
		D	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	17,897,000	315,672 (29,339)	--	2.415 (26)	--	--	--	--	--	--	--	--
	25	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	17,358,000	305,394 (28,363)	--	2.493 (27)	--	--	--	--	--	--	--	--
		B	35.55 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	10,265,000	288,748 (26,802)	--	2.750 (30)	--	--	--	--	--	--	--	--
		C	35.565 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	10,476,000	294,559 (27,352)	--	2.750 (30)	--	--	--	--	--	--	--	--
		D	56.695 (610) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	17,476,000	308,246 (28,649)	--	2.415 (26)	--	--	--	--	--	--	--	--

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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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
瑾華 the Warren	23	B	35.55 (383) 露台 Balcony: 0 (0) 工作平台 Utility Platform: 1.500 (16)	10,073,000	283,347 (26,300)	--	2.750 (30)	--	--	--	--	--	--	--	--
	10	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,566,000	256,272 (23,801)	--	2.493 (27)	--	--	--	--	--	--	--	--
	6	A	56.838 (612) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,424,000	218,586 (20,301)	--	2.493 (27)	--	--	--	--	--	--	--	--

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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 section 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 pruchase 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 the 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

於簽署臨時買賣合約時, 所有樓價或部分樓價（除臨時訂金外）須以銀行本票或支票形式支付，買方須繳付相等於售價5%之金額作為臨時訂金，抬頭請寫 "胡關李羅律師行"。
Upon signing the Preliminary Agreement for Sale and Purchase, the Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price by cashier order or cheque, payable to "Woo, Kwan, Lee & Lo".

(A) 建築期付款計劃 (照訂價) Stage Payment Method (The Price)

1) 樓價5% (臨時訂金) 於買方簽署臨時買賣合約時繳付，並於簽署臨時買賣合約的日期後起計的第5個工作天或之前到律師行簽署正式買賣合約。

   5% of the purchase price (preliminary deposit) shall be paid upon signing the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed within 5 working days after signing the Preliminary Agreement for Sale and Purchase.

2) 於簽署正式買賣合約時繳付樓價5% (加付訂金) 。
   A further 5% of the purchase price (further deposit) shall be paid by the Purchaser upon signing the Formal Agreement for Sale and Purchase.
3) 樓價5% (部份樓價) 於簽署臨時買賣合約的日期後起計30天內繳付。
   A further 5% of the purchase price (part payment of purchase price) shall be paid by the Purchaser within 30 days after signing the Preliminary Agreement for Sale and Purchase.
4) 樓價5% (部份樓價) 於簽署臨時買賣合約的日期後起計90天內繳付。
   A further 5% of the purchase price (part payment of purchase price) shall be paid by the Purchaser within 90 days after signing the Preliminary Agreement for Sale and Purchase.
5) 樓價80% (樓價餘額) 於賣方發出成交通知書予買方的日期起14天內繳付。
   A balance of 80% of the purchase price shall be paid within 14 days after the issuance of the notice of completion.

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

無 NIL

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(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

~~在買方按正式買賣合約繳付所有應付印花稅及完成指明住宅物業買賣交易後，可獲發展商提供相等於買方已繳付的就正式買賣合約應繳付的從價印花稅(包括以新稅率計算的從價印花稅(如適用)，但不包括買家印花稅及額外印花稅)的總額的100%之特別現金回贈(『特別現金回贈』)。該特別現金回贈將會及只限於買方在按正式買賣合約完成指明住宅物業買賣時，從買方應繳付之樓價餘款中扣除。~~

~~After the Purchaser has paid all the stamp duty payable under the Formal Agreement for Sale and Purchase and completed the sale and purchase of the specified residential property in accordance with the Formal Agreement for Sale and Purchase, the Purchaser shall be entitled to a Special Cash Rebate ("Special Cash Rebate") offered by the Developer equivalent to 100% of the amount of ad valorem stamp duty (including ad valorem stamp duty calculated with reference to the new rates (if applicable) but excluding Buyer's Stamp Duty and Special Stamp Duty) chargeable on the Formal Agreement for Sale and Purchase and already paid by the Purchaser. The Special Cash Rebate will be paid on and subject to the completion of the sale and purchase of the specified residential property by way of deduction from the balance of the purchase price payable by the Purchaser.~~

在買方按正式買賣合約繳付所有應付印花稅及完成指明住宅物業買賣交易後，可獲發展商提供相等於買方已繳付的就正式買賣合約應繳付的從價印花稅(包括於2013年4月5日刊憲的《2013年印花稅(修訂)條例草案》內的新從價印花稅，但不包括買家印花稅及額外印花稅)的總額的50%或該物業樓價的3.75%(以較低者為準)之特別現金回贈(『特別現金回贈』)。該特別現金回贈將會及只限於買方在按正式買賣合約完成指明住宅物業買賣時，從買方應繳付之樓價餘款中扣除。

After the Purchaser has paid all the stamp duty payable under the Formal Agreement for Sale and Purchase and completed the sale and purchase of the specified residential property in accordance with the Formal Agreement for Sale and Purchase, the Purchaser shall be entitled to a Special Cash Rebate ("Special Cash Rebate") offered by the Developer equivalent to 50% of the amount of ad valorem stamp duty (including the New Ad Valorem Stamp Duty as set out in the Stamp Duty (Amendment) Bill 2013 gazetted on 5 April 2013 but excluding Buyer's Stamp Duty and Special Stamp Duty) chargeable on the Formal Agreement for Sale and Purchase and already paid by the Purchaser or 3.75% of the purchase price of the specified residential property, whichever is the lower. The Special Cash Rebate will be paid on and subject to the completion of the sale and purchase of the specified residential property by way of deduction from the balance of the purchase price payable by the Purchaser.

(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有關購買的所有法律文件，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之律師費。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，買賣雙方須各自負責正式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 documents in relation to the purchase, the Vendor agrees to bear the legal cost of the Agreement for Sale and Purchase and the Assignment. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the Assignment.

買方需支付所有印花稅包括但不限於從價印花稅，買家印花稅*及額外印花稅* (*如適用)
All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyer's Stamp Duty* and Special Stamp Duty* payments will be borne by the Purchaser (*if applicable)

(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.

有關其他法律文件之律師費如: 附加合約、有關樓宇之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。
All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fees for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the development.

(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: 無。 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。
The Vendor has appointed estate agents to act in the sale of any specified residential property in the development: NIL. Please note that a person may appoint any estate agent to act in the purchase of any specified residential property. 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.thewarren.com.hk
The address of the website designated by the vendor for the development is: www.thewarren.com.hk