

# 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	璦珀 55 Conduit Road	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	干德道 55 號 No. 55 Conduit 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)			35

印製日期 Date of Printing	價單編號 Number of Price List
18 December 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
5	A*	256.268 (2,758) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	109,198,000	426,109 (39,593)	5.249 (57)	5.275 (57)	-	-	-	-	-	-	-	-
5	B*	229.989 (2,476) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	107,325,000	466,653 (43,346)	3.797 (41)	4.128 (44)	-	25.383 (273)	-	-	-	-	-	-

### 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) 註: 於本第4節內,「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)。因應不同支付條款及/或折扣按售價計算得出之價目,皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 4, “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. The price obtained after applying the relevant terms of payment and/ or applicable discounts on the Price will be rounded to the nearest thousand to determine the Transaction Price.

於簽署臨時買賣合約時,買方須繳付相等於成交金額 5%作臨時訂金,其中港幣\$1,000,000.00 須以銀行本票繳付,餘款將以銀行本票或支票繳付。所有銀行本票及支票抬頭必須為「的近律師行」。

The purchaser shall pay the preliminary deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase, of which HK\$1,000,000.00 shall be paid by way of a cashier’s order and the remaining portion of the preliminary deposit can be paid by way of cashier’s order or cheque. All cashiers’ orders/ cheques shall be made payable to “Deacons”.

(4)(i) 支付條款

**The terms of payment**

**(A) 75 天成交付款計劃 - 照售價減 2%**

**75 Days Completion Payment - 2% discount from the Price**

1. 相等於成交金額 5%之臨時訂金於簽署臨時買賣合約時繳付,並於 5 個工作天內簽署買賣合約。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed within 5 working days thereafter.

2. 成交金額 5%即加付訂金於簽署臨時買賣合約後 30 天內繳付。

5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.

3. 成交金額 90%即成交金額餘款於簽署臨時買賣合約後 75 天內繳付。

90% of the Transaction Price being balance of Transaction Price shall be paid within 75 days after signing of the preliminary agreement for sale and purchase.

**(B) 180 天成交付款計劃 - 照售價**

**180 Days Completion Payment - the Price**

1. 相等於成交金額 5%之臨時訂金於簽署臨時買賣合約時繳付,並於 5 個工作天內簽署買賣合約。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed within 5 working days thereafter.

2. 成交金額 5%即加付訂金於簽署臨時買賣合約後 30 天內繳付。

5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.

3. 成交金額 5%即部份成交金額於簽署臨時買賣合約後 90 天內繳付。

5% of Transaction Price being part payment of Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.

4. 成交金額 85%即成交金額餘款於簽署臨時買賣合約後 180 天內繳付。

85% of the Transaction Price being balance of Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎

**The basis on which any discount on the price is available**

(a) 「多單位」折扣：

“Multiple Units” Discount:

(1) 如：

Where:

- (A) 一份臨時買賣合約涵蓋多於一個指明住宅物業，每一該等指明住宅物業將照售價減 1% ；  
a preliminary agreement for sale and purchase covers more than one specified residential property, there will be a 1% discount from the Price for each such specified residential property;
- (B) 有兩份或以上臨時買賣合約同時或前後互相緊接簽訂，而每一份該等臨時買賣合約下之買方完全相同，每一份該等臨時買賣合約下涵蓋之每一個指明住宅物業將照售價減 1% ；或  
there are 2 or more preliminary agreements for sale and purchase signed simultaneously or immediately before or after each other, and where the purchaser under each such preliminary agreement for sale and purchase is exactly the same, there will be a 1% discount from the Price for each specified residential property covered by each such preliminary agreement for sale and purchase; or
- (C) 有兩份或以上臨時買賣合約同時或前後互相緊接簽訂，而每一份該等臨時買賣合約下之買方（或構成買方之任何人士）是其餘任何一份該等臨時買賣合約下之買方（或構成買方之任何個人）之「關連人士」（於下文定義），每一份該等臨時買賣合約下涵蓋之每一個指明住宅物業將照售價減 1% 。一個人之「關連人士」指該個人之配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女、伯父、伯母、叔父、叔母、舅父、舅母、姑丈、姑母、姨丈、姨母、侄、侄女、甥、甥女或任何堂兄弟、堂姊妹、表兄弟或表姊妹，惟必須出示令賣方滿意之證明文件證明相關關係。  
there are 2 or more preliminary agreements for sale and purchase signed simultaneously or immediately before or after each other, and where the purchaser (or any individual constituting the purchaser) under each such preliminary agreement for sale and purchase is a “Related Person” (as defined below) of the purchaser (or any individual constituting the purchaser) under any of other such preliminary agreements for sale and purchase, there will be a 1% discount from the Price for each specified residential property covered by each such preliminary agreement for sale and purchase. A “Related Person” of an individual means a spouse, parent, child, sibling, grandparent, grandchild, uncle, aunt, nephew, niece or first cousin of the individual Provided That relevant supporting documents to the satisfaction of the vendor must be produced to prove the relationship concerned.

- (2) 儘管有上文(1)段規定，一個指明住宅物業只可適用上述照售價減 1%折扣一次，即一個指明住宅物業按上文(1)段獲得之折扣最多為售價 1% 。

Notwithstanding (1) above, the aforesaid 1% discount from the Price will be applicable to a specified residential property once only, i.e. at most 1% discount from the Price will be given in respect of a specified residential property under (1) above.

(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**

(a) 車位認購：

Purchase of Car Parking Space:

本價單中標有 \* 的指明住宅物業的買方可認購一個下表所列而尚未售出的發展項目的車位，該指明住宅物業的成交金額視作包括該車位的售價。車位售完即止。買方須於簽訂指明住宅物業的臨時買賣合約時決定是否認購及認購哪一車位。如買方如此認購車位，該指明住宅物業及相關車位須由同一份臨時買賣合約及同一份買賣合約涵蓋。如買方不於簽訂指明住宅物業的臨時買賣合約時認購車位，或當時已無相關車位可供認購，買方不會為此獲得任何補償。

The purchaser of a specified residential property marked with \* in this price list may choose to purchase one of the car parking spaces of the development listed below which remains unsold, and the Transaction Price of the specified residential property will be deemed to include the price of that car parking space. The car parking spaces are subject to availability. The purchaser shall decide whether to purchase the car parking space (and if yes, which one) upon the signing of the preliminary agreement for sale and purchase of the specified residential property. If the purchaser so purchases the car parking space, both the specified residential property and the car parking space concerned shall be covered by one single preliminary agreement for sale and purchase and one single agreement for sale and purchase. If the purchaser does not purchase a car parking space upon the signing of the preliminary agreement for sale and purchase of the specified residential property, or if there is no car parking space available for sale, the purchaser shall not be entitled to any compensation therefor.

車位編號 Car Parking Space Number(s).
P1, P2, P3, P7, P8, P9, P10, P12, P13, P14, P15, P16, P17, P18, P19, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35

(b) 「印花稅現金回贈」優惠：

“Stamp Duty Cash Rebate” Benefit:

在買方按臨時買賣合約及買賣合約完成指明住宅物業（及臨時買賣合約及買賣合約涵蓋之車位（如有））的買賣及繳付所有適用印花稅後，買方可獲得賣方提供相等於成交金額的 8.5% 之現金回贈。買方須於完成指明住宅物業（及車位（如適用））的買賣及繳付所有印花稅後 30 天內以書面通知賣方。本優惠受相關交易文件條款及條件限制。如有爭議，以賣方最終決定為準。

After the purchaser has completed the sale and purchase of the specified residential property (and car parking space(s) (if any) covered by the same preliminary agreement for sale and purchase and the agreement for sale and purchase) in accordance with the preliminary agreement for sale and purchase and the agreement for sale and purchase and paid all applicable stamp duties, the purchaser shall be entitled to a cash rebate in a sum equivalent to 8.5% of the Transaction Price. The purchaser must inform the vendor in writing within 30 days after the completion of the sale and purchase of the specified residential property (and car parking space(s) (if applicable)) and the payment of all stamp duty. 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.

(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**

(a) 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買賣合約及轉讓契且賣方指定之代表律師同時處理買方之按揭法律文件，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用將獲豁免，雜費則須由買方支付。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約或轉讓契，買方及賣方須各自負責其有關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 the agreement for sale and purchase and the assignment and the vendor's solicitors also handle the legal documentation of the mortgage, the legal cost (excluding disbursements which shall be paid by the purchaser) of the agreement for sale and purchase and the assignment to be borne by the purchaser will be waived. If the purchaser chooses to instruct his own solicitors to act for him in relation to the agreement for sale and purchase or the assignment, 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.

(b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於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)。

All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, 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) 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、登記及完成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、該住宅物業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)之法律費用及其他實際支出雜費等，均由買方負責。

The purchaser shall bear and pay a due proportion of costs for the preparation, registration and completion 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 the title deeds and documents of the residential property, plan fees for plans to be annexed to the agreement for sale and purchase and assignment of the residential property, all legal costs in respect of any mortgage (if any) and any supplemental agreement (if any) in respect of the residential property and all other costs and disbursements incurred.

(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:

中原地產代理有限公司 Centaline Property Agency Limited	云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited	香港蘇富比國際物業顧問 Hong Kong Sotheby's International Realty
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited	第一太平戴維斯住宅代理有限公司 Savills Realty Limited	
美聯物業代理有限公司 Midland Realty International Limited	仲量聯行有限公司 Jones Lang LaSalle Limited	
利嘉閣地產有限公司 Ricacorp Properties Limited	萊坊(香港)有限公司 Knight Frank Hong Kong Limited	
世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees	輝騰置業有限公司 Fidelity Real Estate 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：<http://www.55conduitroad.com>

The address of the website designated by the vendor for the development is: <http://www.55conduitroad.com>