

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	雲門 Eden Gate	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	義德道 5、7、9、11 號 5, 7, 9, 11 Ede 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)			47

印製日期 Date of Printing	價單編號 Number of Price List
29 April 2016	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 October 2016	3A	--
28 February 2017	3B	--
6 March 2017	3C	✓

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 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
第一座 Tower 1	3	A	146.341 (1,575) 露台 Balcony : 4.344 (47) 工作平台 Utility Platform : 1.500 (16)	54,970,000	375,630 (34,902)	1.979 (21)	3.725 (40)	--	--	--	--	--	--	--	--
	2	A	146.341 (1,575) 露台 Balcony : 4.344 (47) 工作平台 Utility Platform : 1.500 (16)	53,376,000	364,737 (33,890)	1.979 (21)	3.725 (40)	--	--	--	--	--	--	--	--
	1	A	140.424 (1,512) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	56,351,000	401,292 (37,269)	1.363 (15)	2.350 (25)	--	27.763 (299)	--	--	--	--	--	--
	3	B	136.017 (1,464) 露台 Balcony : 4.148 (45) 工作平台 Utility Platform : 1.500 (16)	49,671,000 52,171,000	365,182 383,562 (35,636)	1.704 (18)	5.606 (60)	--	--	--	--	--	--	--	--
	2	B	136.017 (1,464) 露台 Balcony : 4.148 (45) 工作平台 Utility Platform : 1.500 (16)	48,231,000	354,595 (32,945)	1.704 (18)	5.606 (60)	--	--	--	--	--	--	--	--
	1	B	133.023 (1,432) 露台 Balcony : ---- (-) 工作平台 Utility Platform : ---- (-)	50,938,000	382,926 (35,571)	--	1.950 (21)	--	25.003 (269)	--	--	--	--	--	--
第二座 Tower 2	3	A	136.022 (1,464) 露台 Balcony : 4.143 (45) 工作平台 Utility Platform : 1.500 (16)	49,429,000 51,929,000	363,390 381,769 (35,471)	1.704 (18)	5.606 (60)	--	--	--	--	--	--	--	--
	3	B	117.042 (1,260) 露台 Balcony : 3.342 (36) 工作平台 Utility Platform : 1.500 (16)	41,744,000	356,658 (33,130)	1.302 (14)	3.250 (35)	--	--	--	--	--	--	--	--

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)(i) 支付條款 Terms of Payment

下列兩項 (A)及(B)付款計劃可供買方選用的支付條款。

Two types of Terms of Payment listed under (A) and (B) below are available for selection and payment by the Purchaser.

(A) 150 天付款計劃: (售價減 3%) 150-day Payment Plan: (3% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 5 個工作日內支付。

A further deposit of 5% of the Purchase Price shall be paid within 5 working days after the date of the preliminary agreement for sale and purchase.

3. 樓價 5% 部分樓價於簽署臨時買賣合約後 90 天內支付。

A part payment of 5% of the Purchase Price shall be paid within 90 days after the date of the preliminary agreement for sale and purchase.

4. 樓價 85% 餘款於成交時支付，成交日期為簽署臨時買賣合約後 150 天內。

A balance of 85% of the Purchase Price shall be paid on completion, which shall take place within 150 days after the date of the preliminary agreement for sale and purchase.

選用上述支付條款(A)的買方可以申請下述第(4)(iii)(b)段之「備用按揭貸款」。

Purchasers selecting this Term of Payment (A) may apply for the “Standby Mortgage Loan” as stated in paragraph (4)(iii)(b) below.

(B) 330 天付款計劃: (售價) 330-day Payment Plan: (the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。

A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 樓價 5% 再期訂金於簽署臨時買賣合約後 5 個工作日內支付。

A further deposit of 5% of the Purchase Price shall be paid within 5 working days after the date of the preliminary agreement for sale and purchase.

3. 樓價 5% 部分樓價於簽署臨時買賣合約後 60 天內支付。

A part payment of 5% of the Purchase Price shall be paid within 60 days after the date of the preliminary agreement for sale and purchase.

4. 樓價 85% 餘款於成交時支付，成交日期為簽署臨時買賣合約後 330 天內。

A balance of 85% of the Purchase Price shall be paid on completion, which shall take place within 330 days after the date of the preliminary agreement for sale and purchase.

選用上述支付條款(B)的買方可以申請下述第(4)(iii)(b)段之「備用按揭貸款」。

Purchasers selecting this Term of Payment (B) may apply for the “Standby Mortgage Loan” as stated in paragraph (4)(iii)(b) below.

備註 Note:

於本文第(i)分段中:- In this sub-paragraph (i):-

- (1) 如繳付再期訂金或部份樓價的到期日或成交日的當日並非工作日，則該到期日或成交日將自動順延至下一個緊接的工作日。
If any due date for payment of further deposit or part payment of Purchase Price or the completion date falls on a day that is not a working day, such due date or completion date is automatically postponed to the immediately following day that is a working day.
- (2) 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 1,000,000 元之訂金必須以銀行本票支付，抬頭請寫「孖士打律師行」或「Mayer Brown JSM」，臨時訂金餘款可以支票支付，抬頭請寫「孖士打律師行」或「Mayer Brown JSM」。
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\$1,000,000 must be paid by cashier's order(s) made payable to "孖士打律師行" or "Mayer Brown JSM " and the balance of the preliminary deposit may be paid by cheque(s) made payable to "孖士打律師行" or "Mayer Brown JSM ".

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

- (a) 如上文第(i)分段所述。
As stated in sub-paragraph (i) above.

(b) 印花稅折扣 Stamp Duty Discount

買方可獲印花稅折扣，金額相等於折扣價或售價 (如折扣價不適用)的 4.25%作為「印花稅折扣」。印花稅折扣即時在折扣價或售價(如折扣價不適用)上作折扣扣減。

The Purchaser shall be entitled to a "Stamp Duty Discount" equivalent to 4.25% discount of the Discounted Price or the Price (if Discounted Price is not applicable). The Stamp Duty Discount will be deducted from the Discounted Price or the Price (if Discounted Price is not applicable) directly.

(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) 住宅車位認購權 Option to purchase Residential Parking Space

「住宅車位」是指發展項目內賣方指定之汽車停車位

"Residential Parking Space" means a motor car parking space in the Development as designated by the Vendor

在買方購買本價單的第二部分所列出的每一住宅物業的同時，買方將獲得一個不可轉讓之認購權，以港幣 3,000,000 元購買一個住宅車位。惟該買方須於簽署臨時買賣合約以購買有關住宅物業的同時行使此權利，否則該認購權即自動終止及失效，而該買方亦不會獲得任何補償。可供購買的住宅車位及其買賣條款及條件，賣方均可全權決定。該買方所選購的住宅物業及住宅車位必須受同一份臨時買賣合約、買賣合約及其後的轉讓契所涵蓋及約束。

The Purchaser who purchases a residential property set out in Part 2 of this Price List shall have a non-transferable option to simultaneously purchase ONE Residential Parking Space at the price of HK\$3,000,000. This option shall only be exercisable by that Purchaser at the same time when the preliminary agreement for sale and purchase of the relevant residential property is entered into by that Purchaser, failing which such option shall automatically lapse and deem to be waived by that Purchaser who shall not be entitled to any compensation whatsoever. The Residential Parking Space available for purchase and the terms and conditions of the sale and purchase thereof shall be determined by and at the sole and absolute discretion of the Vendor. The relevant residential property and the Residential Parking Space selected and purchased by the Purchaser shall both be included in and subject to the same preliminary agreement for sale and purchase, agreement for sale and purchase and subsequent assignment.

(b) 「備用按揭貸款」“Standby Mortgage Loan”

買方可向賣方指定的財務機構(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，該物業按揭貸款申請必須不遲於預期的貸款日前 30 天由買方向貸款人以指定表格作出並須經由貸款人批核。申請批出與否，貸款人有最終決定權。該物業按揭貸款受下列主要條款及條件限制:-

The Purchaser may apply for a first mortgage loan (“mortgage loan”) from a finance company designated by the Vendor (the “Lender”), such mortgage loan application shall be made by the Purchaser to the Lender in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan and shall be approved by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. This mortgage loan is subject to the following main terms and conditions: -

(1) 所有物業按揭貸款的法律文件必須於貸款人指定之律師樓辦理及簽署。

All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the Lender.

(2) 所有有關的法律文件之費用及雜費由買方負責。

All costs and disbursements for the legal documentation shall be paid by the Purchaser.

(3) 物業按揭貸款金額最高不超過樓價的 70%，還款期最長不得超過 360 個月。

The maximum amount of the mortgage loan shall not exceed 70% of the Purchase Price with a maximum re-payment term of 360 monthly instalments.

(4) 物業按揭貸款及利息以下列方式每月償還: -

The mortgage loan together with interest shall be repaid by monthly instalments in the manner as follows:-

(a) 首 36 個月利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率(「最優惠利率」)減 2.5% 計算，按利率浮動而計算。

The interest for the first 36 months shall be calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate (the “Best Lending Rate”) as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to the fluctuation of the interest rate.

(b) 由第 37 個月起，利率以最優惠利率計算，按利率浮動而計算。

From the 37th month onwards, the interest shall be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate.

(5) 任何物業按揭貸款之提前還款(全數或部份)將須支付以下列方法計算之提前還款費：-

Any early repayment (full or partial) of the mortgage loan shall be subject to the early prepayment fee which is calculated as follows:-

(a) 如在物業按揭貸款日起計 36 個月內提前償還全數或部份餘下之按揭貸款、利息及其他於貸款文件下所欠付之款項，不須支付提前還款費；

if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documents is made within 36 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;

(b) 如在前分段(a)時間以外提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以最優惠利率，按利率浮動而計算)之金額作為提前還款費。

any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate) on the sum early repaid.

(c) 提前成交現金回贈(只適用於支付條款 (B)) Early Completion Cash Rebate (Applicable to Term of Payment (B) only)

(1) 如買方提前於買賣合約訂明的成交日之前成交，可獲賣方根據下述陳列表計算的「提前成交現金回贈」。

Where the Purchaser completes the sale and purchase earlier than the completion date as specified in the agreement for sale and purchase, the Purchaser shall be entitled to an "Early Completion Cash Rebate" payable by the Vendor in the amount and manner as set out in the table below.

「提前成交現金回贈」列表

“Early Completion Cash Rebate” Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	「提前成交現金回贈」金額 “Early Completion Cash Rebate” Amount
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臨時買賣合約日期後 150 日內 Within 150 days after the date of the preliminary agreement for sale and purchase	樓價 3% 3% of Purchase Price
臨時買賣合約日期後 180 日內 Within 180 days after the date of the preliminary agreement for sale and purchase	樓價 2.5% 2.5% of Purchase Price
臨時買賣合約日期後 210 日內 Within 210 days after the date of the preliminary agreement for sale and purchase	樓價 2% 2% of Purchase Price
臨時買賣合約日期後 240 日內 Within 240 days after the date of the preliminary agreement for sale and purchase	樓價 1.5% 1.5% of Purchase Price
臨時買賣合約日期後 270 日內 Within 270 days after the date of the preliminary agreement for sale and purchase	樓價 1% 1% of Purchase Price
臨時買賣合約日期後 300 日內 Within 300 days after the date of the preliminary agreement for sale and purchase	樓價 0.5% 0.5% of Purchase Price

- (2) 買方須於擬定提前完成住宅物業的買賣成交日期前最少 30 日，以書面通知賣方其擬定提前成交日期，並向賣方申請「提前成交現金回贈」，賣方於接獲及核實有關申請並接納該提前成交日期後，賣方將「提前成交現金回贈」金額直接用作支付買方應繳付之部份樓價餘款。

The Purchaser shall inform the Vendor in writing the proposed early completion date and submit written application for the “Early Completion Cash Rebate” at least 30 days before the proposed date of early completion of the sale and purchase of the residential property. After due receipt and verification by the Vendor of such application and due acceptance of the proposed early completion date, the Vendor shall apply the amount of “Early Completion Cash Rebate” directly as part payment of the balance of the Purchase Price.

(d) 延長欠妥之處保養優惠 Extended Defect Maintenance Offer

在不損害買賣合約下的原則下，凡住宅物業或有關買賣合約所列的裝置、裝修物料及設備有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，則賣方在接獲買方在相關住宅物業買賣的成交日期後的 12 個月送達的書面通知後，須於合理地切實可行的範圍內，盡快自費作出補救。惟此保養優惠僅屬於有關買方，並僅供買方本人享用及獲得。此延長欠妥之處保養優惠不得轉讓，亦不可轉移。

Without prejudice to the agreement for sale and purchase in respect of the residential property, the Vendor shall at its own costs and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 12 months after the date of completion of the sale and purchase of the relevant residential property, remedy any defects to the residential property or the fittings, finishes or appliances as set out in the relevant agreement for sale and purchase caused otherwise than by the act or neglect of the Purchaser. However, this Extended Defect Maintenance Offer is personal to the Purchaser and is to be enjoyed by the Purchaser only. This Extended Defect Maintenance Offer is non-assignable and non-transferable.

(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一切法律文件，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(不包括一切代墊支費用，雜費及支出)。

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 (excluding all disbursements, charges and expenses) of the agreement for sale and purchase and the assignment.

- 如買方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 instructs his / her / its own solicitors to act for him / her / it in respect of 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(包括但不限於根據《印花稅條例》(第 117 章)可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅等)、登記費及其他雜費及支出。

All stamp duty (including but not limited to the ad valorem stamp duty, special stamp duty, buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117), registration fee and other disbursements and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall 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圖則費，及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") and the plans to be attached to the DMC, the costs for preparing certified copies of title deeds and documents of that specified residential property, the fees for plans to be annexed to the agreement for sale and purchase and the assignment, and 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.

備註 Note:

於本文第(4)段中:- In this paragraph (4):-

(I) 「售價」是指在此價單上第二部份所指的住宅物業的售價;

“Price” means the price of the residential property as stated in Part 2 of this Price List;

(II) 「折扣價」是指因應不同付款計劃及/或適用折扣(如有但不包括第(4)(ii)(b)段所述的印花稅折扣(如適用))按售價計算得出的住宅物業的價格。

“Discounted Price” means the price of the residential property after applying the relevant Term of Payment and/or applicable discounts (if any but excluding the “Stamp Duty Discount” under paragraph (4)(ii)(b) (if applicable)) on the Price.

(III) 「樓價」是指住宅物業的折扣價減去第(4)(ii)(b)段所述的印花稅折扣(如適用)，即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 Discounted Price of the residential property minus (if applicable) the “Stamp Duty Discount” under paragraph (4)(ii)(b) being the actual price for the residential property as stated in the preliminary agreement for sale and purchase.

(IV) 「工作日」乃根據《一手住宅物業銷售條例》(第 621 章)釋義，指並非以下日子的日子 –

(a) 公眾假日或星期六；或

(b) 《釋義及通則條例》(第 1 章)第 71(2)條所界定的黑色暴雨警告日或烈風警告日。

"working day" as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621) means a day that is not –

(a) A general holiday or a Saturday; or

(b) A black rainstorm warning day or a gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap. 1).

(V) 樓價向下捨入計至百位數。

The Purchase Price shall be rounded down to the nearest hundred dollars.

(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 / 云房網絡(香港)代理有限公司 / 高力國際物業代理有限公司

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 / Qfang Network (Hongkong) Agency Limited / Colliers International 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.edengate.com.hk

The address of the website designated by the Vendor for the Development is: www.edengate.com.hk