

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	28 Aberdeen St. 28 Aberdeen St.	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	鴨巴甸街28號 28 Aberdeen 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)			40

印製日期 Date of Printing	價單編號 Number of Price List
23/01/2018	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
-	-	-

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 Flat				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
28 Aberdeen St.	21	North	37.788 (407) 露台 Balcony: 1.711 (18); 工作平台 Utility Platform: 1.271 (14)	18,578,000	491,638 (45,646)	--	--	--	--	--	--	--	--	--	--
	21	South	37.788 (407) 露台 Balcony: 1.711 (18); 工作平台 Utility Platform: 1.271 (14)	18,028,000	477,083 (44,295)	--	--	--	--	--	--	--	--	--	--
	22	North	37.788 (407) 露台 Balcony: 1.711 (18); 工作平台 Utility Platform: 1.271 (14)	18,764,000	496,560 (46,103)	--	--	--	--	--	--	--	--	--	--
	22	South	37.788 (407) 露台 Balcony: 1.711 (18); 工作平台 Utility Platform: 1.271 (14)	18,209,000	481,873 (44,740)	--	--	--	--	--	--	--	--	--	--
	23	North	37.788 (407) 露台 Balcony: 1.711 (18); 工作平台 Utility Platform: 1.271 (14)	18,952,000	501,535 (46,565)	--	--	--	--	--	--	--	--	--	--
	23	South	37.788 (407) 露台 Balcony: 1.711 (18); 工作平台 Utility Platform: 1.271 (14)	18,392,000	486,715 (45,189)	--	--	--	--	--	--	--	--	--	--

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，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) 段內，「售價」指本價單第二部份表中所列之價錢，而「樓價」指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣 (如有) 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樓價。  
Note: In this paragraph (4), "Price" means the price set out in the schedule in Part 2 of this price list, and "Purchase Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded to the nearest thousand to determine the Purchase Price.

(4)(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%作為臨時訂金，其中港幣\$100,000.00須以銀行本票繳付，臨時訂金餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方代表律師「孖士打律師行」。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 shall be paid by a cashier order and the balance of the preliminary deposit shall be paid by cashier order or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to the Vendor's solicitors "Mayer Brown JSM".

- (A) 60天付款計劃 –（照售價減10%）
- 1) 樓價5% 即臨時訂金於買方簽署臨時買賣合約時繳付。
  - 2) 樓價5% 即加付訂金於買方簽署買賣合約時繳付。
  - 3) 樓價90% 即成交金額的餘數於買方簽署臨時買賣合約後60天內繳付。

- (A) 60-day Payment Plan – (10% discount from the Price)
- 1) 5% of the Purchase Price being the preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
  - 2) 5% of the Purchase Price being the further deposit shall be paid upon signing of the agreement for sale and purchase.
  - 3) 90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 60 days after signing of the preliminary agreement for sale and purchase.

- (B) 120天付款計劃 –（照售價減8%）
- 1) 樓價5% 即臨時訂金於買方簽署臨時買賣合約時繳付。
  - 2) 樓價5% 即加付訂金於買方簽署買賣合約時繳付。
  - 3) 樓價90% 即成交金額的餘數於買方簽署臨時買賣合約後120天內繳付。

- (B) 120-day Payment Plan – (8% discount from the Price)
- 1) 5% of the Purchase Price being the preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
  - 2) 5% of the Purchase Price being the further deposit shall be paid upon signing of the agreement for sale and purchase.
  - 3) 90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 120 days after signing of the preliminary agreement for sale and purchase.

- (C) 高成數按揭付款計劃 – (照售價減7%)
- 1) 樓價5% 即臨時訂金於買方簽署臨時買賣合約時繳付。
  - 2) 樓價5% 即加付訂金於買方簽署買賣合約時繳付。
  - 3) 樓價90% 即成交金額的餘數於買方簽署臨時買賣合約後60天內繳付。
- 買方可申請第(4)(iii)(b)條所述之按揭貸款。

- (C) **Higher Loan to Value Ratio Mortgage Payment Plan – (7% discount from the Price)**
- 1) 5% of the Purchase Price being the preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
  - 2) 5% of the Purchase Price being the further deposit shall be paid upon signing of the agreement for sale and purchase.
  - 3) 90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 60 days after signing of the preliminary agreement for sale and purchase.
- The Purchaser may apply for the mortgage loan described in paragraph (4)(iii)(b) below.

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

(a) 見上述4(i)段。 See paragraphs 4(i) 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) 見上述4(i)段。 See paragraphs 4(i) above.
- (b) 「高成數按揭付款計劃」優惠  
“Higher Loan to Value Ratio Mortgage Payment Plan” Benefit

此優惠只適用於選擇「高成數按揭付款計劃」之買方：  
This benefit is only applicable to those Purchasers who choose “Higher Loan to Value Ratio Mortgage Payment Plan”:

- (1) 買方可向賣方安排之財務機構/銀行(「貸款機構」)申請最高達樓價或指明住宅物業估值70%之按揭 (由貸款機構決定，以低者為準)。  
The Purchaser can apply for a maximum 70% Loan to Value Ratio mortgage from the Financing company/ Bank ("Mortgagee") arranged by the Vendor for a maximum loan amount equivalent to 70% of the Purchase Price or of the valuation of the specified residential property (as determined by the Mortgagee) (whichever is lower) .
- (2) 按揭貸款及其申請受(包括但不限於)以下條款及條件規限：  
The mortgage and its application are subject to (inter alia) the following terms and conditions:

- 1. 買方必需出示足夠文件證明(i) 按揭及其他貸款之每月還款總額對其每月總收入之比率符合香港金融管理局最新公佈之「供款與入息比率」及;  
(ii)買方能夠通過香港金融管理局就按揭申請人申請融資所公佈的壓力測試。  
The Purchaser shall provide satisfactory documents to prove that (i) the ratio of the total amount of monthly repayment of the mortgage and any other loan to the Purchaser’s total monthly income have met the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority and; (ii) the Purchaser has passed the stress test as announced by the Hong Kong Monetary Authority in respect of mortgage loan applied by the mortgage applicant.
- 2. 按揭貸款可高達樓價之70%。  
The mortgage loan may be up to 70% of the Purchase Price.
- 3. 買方有機會獲得高達按揭貸款金額的1%的現金回贈。  
The Purchaser may be entitled to a cash rebate of up to 1% of the mortgage loan amount.
- 4. 按揭年期以30年為上限。  
The term of the mortgage shall not exceed 30 years.
- 5. 按揭年利率為貸款機構公佈之最優惠利率(P)減最高 3% 計算(P-最高3%)。P為浮動利率，於本價單2的修改日期P為每年5.25%。  
The interest rate of the mortgage shall be Prime Rate (P) quoted by the Mortgagee less a maximum rate of 3% (P-up to 3%), which is subject to fluctuation and as at the date of revision of this price list no. 2 is 5.25% per annum.
- 6. 所有按揭之文件必須由貸款機構指定之代表律師辦理，並由買方負責有關律師費用及雜費。  
All legal documents of the mortgage shall be prepared and handled by the solicitors firm designated by the Mortgagee and all the costs and disbursements relating thereto shall be borne by the Purchaser.
- 7. 貸款機構保留批核按揭貸款及決定任何貸款之條款及細則之權利。不論買方是否能獲批任何貸款，買方仍須按買賣合約完成指明住宅物業的交易及繳付指明住宅物業的樓價全數。  
The Mortgagee reserves the right to approve the mortgage loan and to determine the terms and conditions of granting any mortgage loan. Irrespective of whether or not a Purchaser is able to obtain any loan, the Purchaser shall complete the purchase of the specified residential property and shall pay the Purchase Price of the specified residential property in accordance with the agreement for sale and purchase.
- 8. 所有按揭的條款及條件受制於香港金融管理局不時發出之最新指引。  
All terms and conditions of the mortgage are subject to the latest guideline as may be issued by the Hong Kong Monetary Authority from time to time.

- (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：
1. 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有關購買，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（不包括雜費及代墊支費用，雜費及代墊支費用須由買方支付）。  
If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the purchase, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment. (excluding the charges and disbursements which shall be paid by the Purchaser).
  2. 如買方選擇另聘代表律師為買方之代表律師處理有關購買，買賣雙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、雜費及代墊支費用。  
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees, charges and disbursements in respect of the agreement for sale and purchase and the assignment.
  3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅的有關罰款、利息及附加費用(如適用))。  
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty (if applicable)) will be borne by the Purchaser.
- (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：
- 有關其他法律文件如：補充合約、委託書、有關樓宇交易之地契、大廈公契及其他樓契之律師費、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，一切有關買賣發展項目指明住宅物業按揭的法律及其他費用亦均由買方負責。
- All legal costs and charges in relation to other legal documents such as supplemental agreement, power of attorney, certification fee for Government Lease, deed of mutual covenant and all other title documents, search fees, registration fees, plan fees and all other disbursements shall be borne by the Purchaser. The Purchaser shall also bear the legal costs and other 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：  
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
- 世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
- 戴德梁行 DTZ Cushman & Wakefield (HK) Limited
- 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
- 禹嘉置業有限公司 Landmark ASIA Realty Limited
- 美聯物業代理有限公司 Midland Realty International Limited
- 專業地產有限公司 Professional Properties Co.
- 云房網絡(香港)代理有限公司 QFang Network (Hong Kong) Agency Limited
- 利嘉閣地產有限公司 Ricacorp Properties Limited
- 第一太平戴維斯住宅代理有限公司 Savills Realty 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.28AberdeenSt.hk>  
The address of the website designated by the vendor for the development is: <http://www.28AberdeenSt.hk>