

## 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	壹號九龍山頂 One Kowloon Peak	期數 Phase No. (if any)	1
發展項目位置 Location of Development	寶豐台8號 8 Po Fung Terrace		
發展項目(或期數)中的住宅物業總數 The total number of residential properties in the development (or phase of the development)	49		

印製日期 Date of Printing	價單編號 Number of Price List
25/03/2015	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 Number 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
20/07/2015	2A	✓
30/10/2015	2B	✓
14/04/2016	2C	
19/05/2016	2D	

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. meter (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
1 & 2	Duplex A	161.272 (1,736) 露台 Balcony: 4.077 (44) 工作平台 Utility Platform 1.500 (16)	26,560,800	164,696 (15,300)	--	4.716 (51)	--	--	210.058 (2,261)	--	--	--	--	--
1 & 2	Duplex B	105.681 (1,138) 露台 Balcony: 2.489 (27) 工作平台 Utility Platform 1.500 (16)	17,752,800	167,985 (15,600)	--	3.326 (36)	--	5.938 (64)	144.142 (1,552)	--	--	--	--	--
1 & 2	Duplex C	183.572 (1,976) 露台 Balcony: -- -- 工作平台 Utility Platform -- --	29,047,200	158,233 (14,700)	--	6.449 (69)	--	--	211.869 (2,281)	--	--	--	--	--
1	D	123.033 (1,324) 露台 Balcony: 0.000 工作平台 Utility Platform 0.000	18,880,000	153,455 (14,260)	--	2.525 (27)	--	--	227.320 (2,447)	--	--	--	--	--
3	A	125.070 (1,346) 露台 Balcony: 3.496 (38) 工作平台 Utility Platform 1.500 (16)	15,366,800	122,866 (11,417)	--	5.084 (55)	--	--	--	--	--	--	--	--

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(不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (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
11	A	125.070 (1,346) 露台 Balcony: 3.496 (38) 工作平台 Utility Platform 1.500 (16)	16,421,200	131,296 (12,200)	--	5.084 (55)	--	--	--	--	--	--	--	--
11	B	90.414 (973) 露台 Balcony: 2.631 (28) 工作平台 Utility Platform 1.493 (16)	<del>14,400,400</del> <b>\$12,649,000</b>	<del>159,272</del> <b>139,901</b> <b>(13,000)</b>	--	4.370 (47)	--	--	--	--	--	--	--	--
11	C	125.070 (1,346) 露台 Balcony: 3.496 (38) 工作平台 Utility Platform 1.500 (16)	15,613,600	124,839 (11,600)	--	5.084 (55)	--	--	--	--	--	--	--	--
14	A	114.365 (1,231) 露台 Balcony: 3.094 (33) 工作平台 Utility Platform 1.500 (16)	16,449,200	143,831 (13,362)	--	5.084 (55)	--	--	--	--	--	--	--	--
14 & 15	Duplex B	179.079 (1,928) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform 1.499 (16)	26,413,600	147,497 (13,700)	--	8.990 (97)	--	--	--	--	--	--	--	--

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(不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (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
14	C	114.365 (1,231) 露台 Balcony: 3.094 (33) 工作平台 Utility Platform 1.500 (16)	15,879,900	138,853 (12,900)	--	5.084 (55)	--	--	--	--	--	--	--	--
15	A	114.365 (1,231) 露台 Balcony: 3.094 (33) 工作平台 Utility Platform 1.500 (16)	16,741,600	146,387 (13,600)	--	5.084 (55)	--	--	--	--	--	--	--	--
15	C	114.365 (1,231) 露台 Balcony: 3.094 (33) 工作平台 Utility Platform 1.500 (16)	16,179,900	141,476 (13,144)	--	5.084 (55)	--	--	--	--	--	--	--	--
16	A	114.365 (1,231) 露台 Balcony: 3.094 (33) 工作平台 Utility Platform 1.500 (16)	17,041,600	149,011 (13,844)	--	5.084 (55)	--	--	--	--	--	--	--	--
16 & 17	Duplex B	179.079 (1,928) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform 1.499 (16)	28,148,800	157,186 (14,600)	--	8.990 (97)	--	--	--	--	--	--	--	--

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(不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. meter (sq.ft)									
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16	C	114.365 (1,231) 露台 Balcony: 3.094 (33) 工作平台 Utility Platform 1.500 (16)	16,479,900	144,099 (13,387)	--	5.084 (55)	--	--	--	--	--	--	--	--
17	A	114.365 (1,231) 露台 Balcony: 3.094 (33) 工作平台 Utility Platform 1.500 (16)	17,726,400	154,998 (14,400)	--	5.084 (55)	--	--	--	--	--	--	--	--
17	C	114.365 (1,231) 露台 Balcony: 3.094 (33) 工作平台 Utility Platform 1.500 (16)	16,779,900	146,722 (13,631)	--	5.084 (55)	--	--	--	--	--	--	--	--
18	A	165.049 (1,777) 露台 Balcony: -- -- 工作平台 Utility Platform -- --	31,275,200	189,490 (17,600)	--	2.290 (25)	--	171.454 (1,846)	--	--	--	--	--	--

第三部份: 其他資料 Part 3: Other Information

- (1) 準買家應參閱該期數的售樓說明書, 以了解該期數的資料。

Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

- (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%臨時訂金。

A preliminary deposit 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 the 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; (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 部計算出來的。

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: 在第(4)及(5)段中, 『售價』指本價單第二部份中所列之住宅物業售價, 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, 皆以向下捨入方式換算至整位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In paragraphs (4) and (5), “Price” means the price of the residential property set out 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 Purchase Price is obtained after applying the relevant discount(s) (if any) on the Price will be rounded down to the nearest integer to determine the Purchase Price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

## 付款計劃

### (A) 180 天付款計劃 180 days Payment Plan

支付條件 Terms of Payment

1. 於簽署臨時買賣合約時, 買方須繳付相等於樓價的 5%作為臨時訂金, 須以銀行本票或支票支付臨時訂金, 抬頭請寫『胡關李羅律師行』, 買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase. A cashier order or cheque made payable to “Woo, Kwan, Lee & Lo” shall be paid as the preliminary deposit. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.

2. 樓價 5%於簽署買賣合約時繳付。

5% of the Purchase Price shall be paid on the date of signing of the formal agreement for sale and purchase.

3. 樓價 5%於簽署臨時買賣合約的日期後 120 日內繳付。

5% of the Purchase Price shall be paid within 120 days after the date of signing of the signing of the preliminary agreement for sale and purchase.

4. 樓價 85% (樓價餘額)於簽署臨時買賣合約的日期後 180 日內繳付。

85% of the Purchase Price (balance of Purchase Price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

備註: Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the Purchase Price when calculating the loan-to-value ratio by the bank. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益均只提供予買賣合約中訂明的一手買方及不可轉讓。  
All of the gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property are offered to first hand Purchaser as specified in the agreement for sale and purchase only and shall not be transferable.

~~(5)~~ **售價調整基礎 Price adjustment basis**

~~特別折扣優惠 Special Discount Benefit~~

- a. ~~簽署臨時買賣合約的首1及2名買方，可獲即時售價\$880,000 港元折扣優惠。~~  
~~The 1<sup>st</sup> and 2<sup>nd</sup> Purchasers who sign the preliminary agreement for sale and purchase will receive a discount of HK\$880,000.00 on the Price.~~

~~(5)(6)~~ **額外優惠 Additional Benefits**

~~優先住客車位認購權 Right of First Refusal to Purchase Residential Parking Space~~

- (a) 選購一個「壹號九龍山頂」普通單位，可獲優先認購「壹號九龍山頂」一個住客車位之權利（「優先住客車位認購權」），可於住客車位開售後優先購買住客車位一個。  
The Purchaser of any typical units of One Kowloon Peak shall have a right of first refusal to purchase ONE residential parking space of One Kowloon Peak (“Right of First Refusal”) when the sale of parking space is commenced.
- (b) 選購一個「壹號九龍山頂」洋房、複式單位、18A 或 19A 單位，可獲優先認購「壹號九龍山頂」兩個住客車位之權利（「優先住客車位認購權」），可於住客車位開售後優先購買住客車位兩個。  
The Purchaser of villa, duplex, unit 18A or unit 19A of One Kowloon Peak shall have a right of first refusal to purchase TWO residential parking spaces of One Kowloon Peak (“Right of First Refusal”) when the sale of parking space is commenced.



- (c) 買方必須根據住客車位銷售安排所規定的銷售價, 時限及方法行使其「優先住客車位認購權」。如不遵守, 其「優先住客車位認購權」將會自動失效。買方不會為此獲得任何補償。買方需於賣方作出認購邀請時賣方所訂時限決定是否購買住宅車位及簽署相關合約, 逾時作棄權論。詳情以相關交易文件條款作準。

The Purchaser must exercise his/her Right of First Refusal in accordance with the selling price, timeframe and manner as prescribed in the sales arrangement of the residential car parking spaces. Failing to do so, such Right of First Refusal shall lapse automatically. The Purchaser shall not be entitled to any compensation therefor. The Purchaser must confirm the purchase during the invitation period of the vendor and sign the relevant agreement, failing which, the Purchaser forfeit his/her rights. Details please refer to the relevant transaction documents.

(6) ~~(7)~~ 誰人負責支付買賣指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fee and stamp duty in connection with the sale and purchase of a specified residential property.

1. 如買方選用賣方律師作為買方之代表律師處理其買賣合約及轉讓契以及按揭文件, 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 in relation to the agreement for sale and purchase and the assignment as well as the mortgage, then the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契, 買賣雙方須各自負責有關買賣合約及轉讓契的律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees 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(包括但不限於根據香港法例第 117 章《印花稅條例》可予徵收的任何買方提名書或轉售(如有)的印花稅、從價印花稅、額外印花稅、買家印花稅及附加印花稅及任何與過期繳付的有關的罰款, 利息及附加費用)。

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, if any, nomination or sub-sale, the Ad Valorem Stamp Duty, the Special Stamp Duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap. 117, Laws of Hong Kong) and any penalty, interest and surcharge, etc. for late payment) will be borne by the Purchaser.

(7) ~~(8)~~ 買方須為就買賣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.

製作、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物

業的買賣的文件的所有法律及其他實際支出, 均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the cost of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

(8) ~~(9)~~ 賣方已委任地產代理在指明住宅物業的出售過程中行事:

中原地產代理有限公司 Centaline Property Agency Limited

~~美聯物業代理有限公司—Midland Realty International Limited~~

~~利嘉閣地產代理有限公司—Ricacorp Properties Limited~~

~~第一太平戴維斯—Savills Realty Limited~~

~~第一太平戴維斯住宅代理有限公司—Savills Realty Limited~~

~~世華物業代理有限公司—Sai Wah Property Limited~~

~~Landscape Christie’s International Real Estate~~

~~譽門地產顧問有限公司—Executive Homes Hong Kong Limited~~

~~香港置業(地產代理)有限公司—Hong Kong Property Services (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~~

~~晉誠地產代理有限公司—Earnest Property Agency Ltd~~

~~香港地產代理商總會有限公司—Hong Kong Real Estate Agencies General Association Limited~~

~~香港地產代理商總會有限公司—Hong Kong Real Estate Agencies General Association Limited~~

美聯物業代理有限公司 Midland Realty International Limited

利嘉閣地產代理有限公司 Ricacorp Properties Limited

第一太平戴維斯 Savills Realty Limited

第一太平戴維斯住宅代理有限公司 Savills Realty Limited

世華物業代理有限公司 Sai Wah Property Limited

Landscape Christie's International Real Estate

譽門地產顧問有限公司 Executive Homes Hong Kong Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (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

晉誠地產代理有限公司 Earnest Property Agency Ltd

香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association Limited

友和地產有限公司 United Properties Limited

請注意: 任何人可委任任何地產代理在購買指明住宅物業的出售過程中行事, 但亦可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. Also, that person does not necessarily have to appoint any estate agent.

(9)-(10) 賣方就該期數指定的互聯網網站的網址為: <http://www.onekowloonpeak.com.hk>

The address of the website designated by the vendor for the Phase is: <http://www.onekowloonpeak.com.hk>