

## 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	--	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	九龍侯王道 24 及 26 號 24 & 26, Hau Wong Road, Kowloon		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			15

印製日期 Date of Printing	價單編號 Number of Price List
15/6/2022	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	如住宅物業價錢經修改，請以 [✓] 標示 Please use “✓” to indicate changes to prices of residential properties
5/9/2022	1A	✓

第二部份：面積及售價資料 Part 2 : Information on Area and Price

住宅物業描述 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)										
發展項目位置 Location of the Development	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 Stair-hood	前庭 Terrace	庭院 Yard	
九龍侯王道 24 及 26 號 24 & 26, Hau Wong Road, Kowloon	2	A	39.4 (424) including 包括 露台 Balcony : 9.62 (104) 工作平台 Utility Platform :0(0) 陽台 Verandah : 0(0)	<del>5,500,000</del> 4,850,000	<del>139,594</del> (12,972) 123,097 (11,439)	--	--	--	--	--	--	--	--	--	--	
	3	A	39.4 (424) including 包括 露台 Balcony : 9.62 (104) 工作平台 Utility Platform :0(0) 陽台 Verandah : 0(0)	<del>5,400,000</del> 4,650,000	<del>137,056</del> (12,736) 118,020 (10,967)	--	--	--	--	--	--	--	--	--	--	
	4	A	39.4 (424) including 包括 露台 Balcony : 9.62 (104) 工作平台 Utility Platform :0(0) 陽台 Verandah : 0(0)	<del>5,300,000</del> 4,550,000	<del>134,518</del> (12,500) 115,482 (10,731)	--	--	--	--	--	--	--	--	--	--	--
	5	A	39.4 (424) including 包括 露台 Balcony : 9.62 (104) 工作平台 Utility Platform :0(0) 陽台 Verandah : 0(0)	<del>5,200,000</del> 4,450,000	<del>131,980</del> (12,264) 112,944 (10,495)	--	--	--	--	--	--	--	--	--	--	--
	3	C	34.8(375) including 包括 露台 Balcony : 0(0) 工作平台 Utility Platform :0(0) 陽台 Verandah : 0(0)	<del>4,300,000</del> 3,300,000	<del>123,563</del> (11,467) 94,828 (8,800)	--	--	--	--	--	--	--	--	--	--	--
	4	C	34.8 (375) including 包括 露台 Balcony 0(0) 工作平台 Utility Platform :0(0) 陽台 Verandah : 0(0)	<del>4,200,000</del> 3,200,000	<del>120,690</del> (11,200) 91,954 (8,533)	--	--	--	--	--	--	--	--	--	--	--

### 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, then :- (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(如有的話)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 (if any) 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) 留意：於本第4段的第(i)分段內，『樓價』指臨時買賣合約中訂明的住宅物業的實際售價，而此『樓價』等同本價單第二部份中所列之住宅物業的『售價』。

Note: In Sub-paragraph (i) of this Paragraph (4), “Purchase Price” means the actual price of the residential property set out in the Preliminary Agreement for Sale and Purchase and this “Purchase Price” is the same as the “Price” of the residential property set out in Part 2 of this price list.

(i) 付款辦法 Payment Methods

- (a) 樓價 5%：於買方簽署臨時買賣合約時支付(“臨時訂金”)(並於簽署臨時買賣合約的日期後的5個工作日內簽署買賣合約)。  
5% of Purchase Price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase (“the Preliminary Deposit”)  
(The Agreement for Sale and Purchase shall be signed within 5 working days after the date of signing of the Preliminary Agreement for Sale and Purchase.)
- (b) 樓價 5%：於買方簽署臨時買賣合約的日期後5個工作日內支付。  
5% of Purchase Price : shall be paid by the Purchaser within 5 working days after the date of signing of the Preliminary Agreement for Sale and Purchase.
- (c) 樓價 90%：於買方簽署臨時買賣合約後60天內支付。  
90% of Purchase Price : shall be paid by the Purchaser within 60 days after the date of signing of the Preliminary Agreement for Sale and Purchase.

臨時訂金必須以銀行本票支付，本票抬頭須寫「廖陳林律師事務所」

The Preliminary Deposit should be paid by cashier order(s). The cashier order(s) should be made payable to “LIU, CHAN AND LAM SOLICITORS”.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

就購買本發展項目中的指明住宅物業，賣方不會提供任何售價上的折扣。

The Vendor does not offer any discount on the price in connection with the purchase of a specified residential property in the Development.

(iii) 可就購買本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

無

Nil

(iv) 誰人負責支付買賣發展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

若買方選用賣方之代表律師為買方之代表律師處理買賣合約及轉讓契，所有有關買賣合約及轉讓契兩項文件之律師費用(包括代墊支費用)，均由買方支付。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兩項法律文件之律師費用及代墊支費用。一切有關買方辦理按揭之法律及其他之費用，均由買方負責。

除有關的額外印花稅須由賣方支付外，買方須支付一概有關臨時買賣合約、買賣合約及轉讓契所有的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、任何從價印花稅、買家印花稅及附加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)。

If the Purchaser appoints the Vendor's solicitor to represent the Purchaser in the Agreement for Sale and Purchase and the subsequent Assignment, the legal costs (including disbursements) for the relevant Agreement for Sale and Purchase as well as the subsequent Assignment shall be borne by the Purchaser. If the Purchaser appoints a firm of solicitors of his choice to act for him in the Agreement for Sale and Purchase as well as the subsequent Assignment, then, each party shall pay his own solicitor's costs and disbursements of and incidental of the Agreement for Sale and Purchase and the subsequent Assignment. All legal costs and other expenses in relation to the mortgage of the purchased property will be borne by the Purchaser.

Save and except special stamp duty which shall be borne by the Vendor, all stamp duty (including without limitation any stamp duty on, if any, nomination or sub-sale agreement, any ad valorem stamp duty, buyer's stamp duty and any additional stamp duty and penalty, interest and surcharge, etc. for late payment of any stamp duty) on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment shall be borne by the Purchaser.

- (v) 買方須為就買賣發展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.

所購住宅物業的業權契據及文件核證副本之費用、註冊費、所購住宅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及/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及有關所購住宅物業的其他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(s) shall bear and pay all costs for preparing certified copies of title deeds and documents of the residential property purchased, registration fees, all plan fees for plans to be annexed to Agreement for Sale and Purchase and the Assignment of the residential 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, and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

- (5) 賣方沒有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 not appointed any estate agent to act in the sale of any specified residential property in the Development:

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.26hauwongroad.com.hk](http://www.26hauwongroad.com.hk)

The address of the website designated by the Vendor for the Development is: [www.26hauwongroad.com.hk](http://www.26hauwongroad.com.hk)