

賓吉道 3 號
3 Plunkett's Road
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	賓吉道 3 號 3 Plunkett's Road	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	香港山頂賓吉道 3 號 3 Plunkett's Road, The Peak, Hong Kong		
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)			6

印製日期 Date of Printing	價單編號 Number of Price List
July 14, 2014	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	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
Aug. 6, 2014	1A	--
Sep. 19, 2014	1B	--
Aug. 17, 2015	1C	✓
Sep. 8, 2015	1D	✓
Nov. 18, 2016	1E	--
Apr. 7, 2017	1F	✓

價單編號 Price List No.
1F

Part 2 : Information on Area and Price

第二部份：面積及售價資料

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.)									
				空調機房 Air-Conditioning Plant room	窗台 Bay window	閣樓 Cock-loft	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
A	454.567 (4,893) 露台 Balcony:4.948 (53)	Sold	--	--	--	--	5.949 (64)	85.512 (920)	36.279 (391)	74.823 (805)	5.485 (59)	--	--
B	424.123 (4,565)	390,000,000 429,000,000 471,900,000	919,545 (85,433) 1,011,499 (93,976) 1,112,649 (103,373)	--	--	--	5.120 (55)	50.605 (545)	30.644 (330)	75.810 (816)	10.442 (112)	--	--
C	427.390 (4,600) 露台 Balcony:6.934 (75)	376,000,000 413,600,000 454,960,000	879,759 (81,739) 967,734 (89,913) 1,064,508 (98,904)	--	--	--	--	51.300 (552)	35.784 (385)	75.466 (812)	10.442 (112)	--	--
D	423.763 (4,561)	373,000,000 410,300,000 451,330,000	880,209 (81,780) 968,230 (89,958) 1,065,053 (98,954)	--	--	--	6.327 (68)	51.990 (560)	35.784 (385)	75.466 (812)	10.442 (112)	--	--
E	411.762 (4,432)	380,000,000 418,000,000 459,800,000	922,863 (85,740) 1,015,150 (94,314) 1,116,664 (103,745)	--	--	--	7.123 (77)	48.992 (527)	35.784 (385)	75.466 (812)	10.442 (112)	--	--
F	450.550 (4,850) 露台 Balcony:4.948 (53)	416,000,000 457,600,000 503,360,000	923,316 (85,773) 1,015,648 (94,351) 1,117,212 (103,786)	--	--	--	9.015 (97)	85.545 (921)	32.825 (353)	77.121 (830)	5.485 (59)	--	--

Note 備註：

- Saleable Area is calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. 實用面積是按照《一手住宅物業銷售條例》第 8 條計算得出的。
- The floor areas of the balcony, the utility platform and the verandah (if any) are calculated in accordance with Section 8 of the Residential Properties (First-hand Sales) Ordinance. 露台、工作平台及陽台(如有)的樓面面積是按照《一手住宅物業銷售條例》第 8 條計算得出的。
- The areas of other specified items (not included in the saleable area) are calculated in accordance with Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance. 其他指明項目(不計算入實用面積)，是按照《一手住宅物業銷售條例》附表 2 第 2 部份計算得出的。
- The area of the Parking Space includes the area of the entire carport of the House. The area of each parking space inside the carport is 12.5 sq. metres (approximately 135 sq. ft.). 停車位之面積包括該洋房之車房之全部面積。車房內每個停車位面積為 12.5 平方米(約 135 平方呎)。
- Areas without brackets are expressed in square metre (m²) and areas within brackets are expressed in square feet (ft²). The areas in the m² are converted to ft² based on a conversion rate of 1m² = 10.7639 ft² and rounded to the nearest integer. 沒有括符的面積是平方米，有括符的面積是平方呎。面積以 1 平方米=10.7639 平方呎換算至平方呎並以四捨五入至整數。

價單編號
Price List No.

1F

第三部份：其它資料 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分別按照《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 respectively in accordance with Section 8 and Part 2 of Schedule 2 of the Residential Properties (First-hand Sales) Ordinance.

4. (i) a. 簽立臨時買賣合約時須支付相等於售價 5%之臨時訂金。

A preliminary deposit equivalent to 5% of the purchase price to be paid upon signing of the Preliminary Agreement for Sale and Purchase.

- b. 於簽立臨時買賣合約 5 個工作天內簽立正式買賣合約及繳付相等於售價 10%之訂金餘額及售價部份付款。

Balance of deposit and part payment of the purchase price equivalent to 10% of the purchase price to be paid upon signing of the formal Agreement for Sale and Purchase within 5 working days from the date of the Preliminary Agreement for Sale and Purchase.

- c. 餘款 85%於簽立臨時買賣合約後四個月內清付。

85% being balance of the purchase price to be paid within 4 months from the date of the Preliminary Agreement for Sale and Purchase.

- (ii) 售價為實價，沒有折扣。

No specific discount on the price is available.

價單編號 Price List No.

1F

(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 available in connection with the purchase of a specified residential property in the development

a. 買家印花稅現金優惠 Buyer's Stamp Duty Cash Benefit

買方如需支付並已繳付買家印花稅，在買方完滿及依時地履行住宅物業的正式買賣合約並完成買賣交易(包括但不限於已繳付所有應繳的印花稅)之情況下，有關買方將獲得由賣方提供相等於有關住宅物業在正式買賣合約上樓價 **15%**的現金優惠(四捨五入至最接近的個位數)(「買家印花稅現金優惠」)。有權享有買家印花稅現金優惠的買方須於完成住宅物業的買賣交易後 60 天內以書面通知賣方，並向賣方提交所有由印花稅署發出已就正式買賣合約而繳付所有印花稅(包括但不限於買家印花稅及從價印花稅)的正式收據。賣方會於收到買方的書面通知及所有印花稅的正式收據並驗證有關資料無誤後的 30 天內，將買家印花稅現金優惠付予買方。如有任何爭議，賣方的決定將作終論並對買方具約束力。

Subject to completion and the purchaser's full and due performance of the formal Agreement for Sale and Purchase of the residential property (including but not limited to payment of all stamp duty payable) and the purchasers which are required to pay, and have fully paid, the Buyer's Stamp Duty (the "BSD"), the relevant purchasers shall be entitled to a cash benefit offered by the vendor equivalent to **15%** of the purchase price of the relevant residential property under the formal Agreement for Sale and Purchase rounded up to the nearest dollar ("BSD Cash Benefit"). The purchaser who is entitled to BSD Cash Benefit is required to inform the vendor in writing within 60 days after completion of the sale and purchase of the residential property and to submit to the vendor all the official receipt(s) issued by the Stamp Office evidencing payment of all the stamp duty (including but not limited to BSD and ad valorem stamp duty) on the Agreement for Sale and Purchase. The vendor will pay to the purchaser the BSD Cash Benefit within 30 days after the vendor has received the written notification and all the official receipt(s) evidencing payment of all the stamp duty from the purchaser and has verified the document submitted by the purchaser. In case of any dispute, the vendor's decision shall be final and binding.

b. 從價印花稅現金優惠 Ad Valorem Stamp Duty Cash Benefit

在買方付清樓價及依時地履行住宅物業的正式買賣合約並完成買賣交易(包括但不限於買方依時付清根據印花稅條例所有應繳的印花稅)的前提下，買方將獲得一筆由賣方提供相等於買方根據印花稅條例內適當稅率實際已繳交之從價印花稅的實際金額作為現金優惠，而該金額最高為有關住宅物業在正式買賣合約訂明樓價的 **15%** (四捨五入至最接近的個位數)(「從價印花稅現金優惠」)。買方須於完成住宅物業的買賣交易後 60 天內以書面通知賣方，並向賣方提交所有由印花稅署發出已就正式買賣合約而繳付所有印花稅(包括但不限於買家印花稅及從價印花稅)的正式收據。賣方會於收到買方的書面通知及所有印花稅的正式收據並驗證有關資料無誤後的 30 天內，將從價印花稅現金優惠付予買方。如有任何爭議，賣方的決定將作終論並對買方具約束力。

Subject to completion and subject to the purchaser's full payment of the purchase price and due performance of the formal Agreement for Sale and Purchase of the residential property (including but not limited to the purchaser's due payment of all stamp duty payable under the Stamp Duty Ordinance), the purchaser shall be entitled to a cash benefit offered by the vendor in a sum equivalent to the actual amount of ad valorem stamp duty actually paid by the purchaser in accordance with the actual applicable rate under the Stamp Duty Ordinance but in any event up to a maximum sum equivalent to **15%** of the purchase price of the relevant residential Property under the formal Agreement for Sale and Purchase and rounded up to the nearest dollar ("AVD Cash Benefit"). The purchaser is required to inform the vendor in writing within 60 days after completion of the sale and purchase of the residential property and to submit to the vendor all the official receipt(s) issued by the Stamp Office evidencing payment of all the stamp duty (including but not limited to BSD and ad valorem stamp duty) on the Agreement for Sale and Purchase. The vendor will pay to the purchaser the AVD Cash Benefit within 30 days after the vendor has received the written notification and all the official receipt(s) evidencing payment of all the stamp duty from the purchaser and has verified the document submitted by the purchaser. In case of any dispute, the vendor's decision shall be final and binding.

c. 如買家印花稅現金優惠及從價印花稅現金優惠均適用於買方，買方只可從中選擇其中之一。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優惠。賣方保留絕對酌情權決定買方是否符合獲得買家印花稅現金優惠及／或從價印花稅現金優惠的資格。

If both BSD Cash Benefit and AVD Cash Benefit are applicable to the Purchaser, the Purchaser must select only either one of them. The Purchaser must choose the same benefit for all residential properties purchased under the same preliminary agreement for sale and purchase. The Vendor reserves the absolute discretion to determine whether a Purchaser is eligible for BSD Cash Benefit and/or AVD Cash Benefit.

註：買家印花稅現金優惠及從價印花稅現金優惠只適用於買家及簽署臨時買賣合約的買家並不得轉讓。

Note : Buyer's Stamp Duty Cash Benefit and Ad Valorem Stamp Duty Cash Benefit are only available to the purchaser and to such purchaser who signs the Preliminary Agreement for Sale and Purchase and are not transferrable.

價單編號 Price List No.

1F

d. 住宅物業連傢俱與實產發售 Residential property sold with Furniture and Chattels

所有住宅物業將會連傢俱發售(有關傢俱的詳細專案，請參考售樓說明書的傢俱平面圖以查閱其位置及傢俱平面圖的圖例表以查閱其尺寸)及安置和放置在每個住宅物業的實產(以下統稱為「傢俱與實產」)。賣家保留權利可以用類似設計，款式、尺寸、材料和顏色等之代替品以代替傢俱與實產，而無須進一步通知買家。任何住宅物業的買家有權於無償下擁有傢俱與實產。每個住宅物業的傢俱與實產的總估計價值於下表列出：

All residential property will be sold together with furniture (for detailed items of the furniture, please refer to the furniture layout plans for their location and the Furniture layout plans legend table for their dimensions in the Sales Brochure) and chattels which currently installed at or placed within each residential property (hereinafter collectively “Furniture and Chattels”). The Vendor reserves the right to substitute the Furniture and Chattels with items of similar design, style size, finishes and colour etc. without further notice to the purchaser. Purchaser of any of the residential property is entitled to have the Furniture and Chattels at no extra consideration. The total estimated value of the Furniture and Chattels for each residential property are set out in the table below:

住宅物業描述 Description of Residential Property	傢俱與實產的總估計價值 Estimated Value of the Furniture and Chattels
屋號/屋名 House Number/Name of the House	
B	HK\$10,590,000.00
C	HK\$ 8,060,000.00
D	HK\$ 7,640,000.00
E	HK\$ 9,740,000.00
F	HK\$12,810,000.00

賣方或其任何代表不會就該傢俱與實產或其任何一樣作出任何陳述或保證。尤其，不會就任何傢俱與實產的實質狀況及狀態、品質或性能或其他以作出任何保證或陳述，及其是否或將會否在可運作的狀態。傢俱與實產將於買賣成交日以「現狀」及「屆時的現狀」交予買方。買方應於簽訂住宅物業的臨時買賣合約前安排其委任的專家及專業人員全面檢查該等傢俱與實產，及於簽臨時買賣合約時，買家應被視為已妥當檢查及完全滿意及接受目前傢俱與實產的實質狀況及狀態，並不得就該等傢俱與實產提出任何有關的異議及質詢。

No warranty or representation whatsoever is given by the vendor or any person on behalf of the vendor in respect of the Furniture and Chattels or any of them. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness whatsoever of any of the Furniture and Chattels or as to whether any of the Furniture and Chattels are or will be in working condition. The Furniture and Chattels will be delivered to the purchaser upon completion of the sale and purchase on an “as-is” and “as it is” condition as at the date of completion. The purchaser shall arrange his/its own experts and professionals to fully check and inspect the Furniture and Chattels before signing of the Preliminary Agreement for Sale and Purchase of the specified residential property and upon signing of the Preliminary Agreement for Sale and Purchase, the purchaser shall be deemed to have duly inspected and is fully satisfied with and accepts in all respects the existing physical state and condition of the Furniture and Chattels and shall not raise any objection or requisition thereto or in connection therewith.

- (iv) 買賣雙方應各自繳付其正式買賣合約及隨後之轉讓契的律師費用及附帶費用。買方需支付所有印花稅，包括但不限於就臨時買賣合約、正式買賣合約及轉讓契須繳的從價印花稅、特別印花稅及買家印花稅(如適用者)。

Each party shall pay its own legal costs of and incidental to the formal Agreement for Sale and Purchase and the subsequent Assignment. All stamp duty payment including but not limited to the ad valorem stamp duty, special stamp duty and buyer’s stamp duty (if applicable) payable on the Preliminary Agreement for Sale and Purchase, formal Agreement for Sale and Purchase and the Assignment shall be borne by the Purchaser.

價單編號 Price List No.
1F

- (v) 製作、登記及完成大廈公契及管理合約（「公契」）費用及附於公契之圖則之費用的適當分攤、指明住宅物業的業權契據及文件認證副本之費用、該住宅物業的買賣合約及轉讓契之圖則費、土地註冊署的登記費、該住宅物業的按揭（如有）之法律及其他費用及代墊付費用及其他有關該住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。

The purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement (“DMC”) and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the specified residential property, all plan fees for plans to be annexed to the formal Agreement for Sale and Purchase and the Assignment of the residential property, the Land Registry registration fees, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges of any other documents relating to the sale and purchase of the residential property.

5. 賣方指派之地產代理名稱附表

Schedule of Names of estate agents appointed by the Vendor

1.	中原地產代理有限公司	Centaline Property Agency Limited
2.	世紀 21 測量行有限公司及旗下特許經營商	Century 21 Surveyors Limited and Franchisees
3.	高力國際物業代理有限公司	Colliers International Agency Limited
4.	泛太地產有限公司	Grand Pacific Property Limited
5.	香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Limited
6.	仲量聯行	Jones Lang LaSalle Limited
7.	禹嘉置業有限公司	Landmark Asia Realty Limited
8.	領域佳士得國際地產	Landscape Christie’s International Real Estate
9.	美聯物業	Midland Realty Limited
10.	專業地產	Professional Properties Co.
11.	利嘉閣地產有限公司	Ricacorp Properties Limited
12.	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

The address of the website designated by the vendor for the development is: www.3plunkettsroad.com

價單編號 Price List No.
1F