

Nos. 7, 9 and 11 Cape Road
環角道7號、9號及11號

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	環角道7號、9號及11號 Nos. 7, 9 and 11 Cape Road	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	環角道7號、9號及11號 Nos. 7, 9 and 11 Cape 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)	3		

印製日期 Date of Printing	價單編號 Number of Price List
1 April 2015	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
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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.)									
				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
No. 7 Cape Road (also known as House A) 環角道7號 (又稱洋房A)	251.271 (2,705) 露台 Balcony: 4.930 (53); 工作平台 Utility Platform: - (-)	168,800,000	671,785 (62,403)	17.040 (183)	-	-	15.420 (166)	105.388 (1,134)	44.038 (474)	57.293 (617)	13.446 (145)	-	-
No. 9 Cape Road (also known as House B) 環角道9號 (又稱洋房B)	236.146 (2,542) 露台 Balcony: 4.930 (53); 工作平台 Utility Platform: - (-)	176,800,000	748,689 (69,552)	17.573 (189)	-	-	18.211 (196)	93.247 (1,004)	45.605 (491)	54.445 (586)	11.299 (122)	-	-

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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.

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(4) (i) 支付條款 The Terms of Payment

註:在第(4)段中,『售價』指本價單第二部中所列之住宅物業的售價,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百位數作為樓價。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 paragraph (4), "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 price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all residential properties purchased under the same preliminary agreement for sale and purchase.

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,請帶備港幣\$5,000,000銀行本票以支付部份臨時訂金,抬頭請寫『胡關李羅律師行』。
請另備支票以補足臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the preliminary agreement for sale and purchase. Please bring along a cashier order of HK\$5,000,000 made payable to "Woo Kwan Lee & Lo" for payment of part of the preliminary deposit. Please also prepare a cheque to pay for the balance of the preliminary deposit.

(A) 150 日現金優惠付款計劃 (照售價減 1%)

150-day Cash Payment Plan (1% discount from the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. 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) 買方簽署臨時買賣合約的日期後 30 日內再付樓價5%作為加付訂金。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 30 days after the date of signing of the preliminary agreement for sale and purchase.
- (3) 買方簽署臨時買賣合約的日期後 60 日內再付樓價5%。
5% of the purchase price shall be paid by the Purchaser within 60 days after the date of signing of the preliminary agreement for sale and purchase.
- (4) 樓價 85%即樓價餘款於買方簽署臨時合約後 150日內由買方繳付或於完成交易時付清,以較早者為準。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 150 days after the date of signing of the preliminary agreement for sale and purchase or upon completion whichever is the earlier.

(B) 180 日現金付款計劃 (照售價)

180-day Cash Payment Plan (the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。
A preliminary deposit equivalent to 5% of the purchase price ("preliminary deposit") shall be paid upon signing of the preliminary agreement for sale and purchase. 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) 買方簽署臨時買賣合約的日期後 30 日內再付樓價5%作為加付訂金。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 30 days after the date of signing of the preliminary agreement for sale and purchase.
- (3) 買方簽署臨時買賣合約的日期後 60 日內再付樓價5%。
5% of the purchase price shall be paid by the Purchaser within 60 days after the date of signing of the preliminary agreement for sale and purchase.
- (4) 樓價 85%即樓價餘款於買方簽署臨時合約後 180 日內由買方繳付或於完成交易時付清,以較早者為準。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 180 days after the date of signing of the preliminary agreement for sale and purchase or upon completion whichever is the earlier.

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(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

(A) 請參照上述支付條款。

Please refer to the above terms of payment.

(B) 裝修及傢俬折扣優惠 (只限於環角道7號(又稱洋房A))

Decoration and Furniture Discount Benefit (Only available to No. 7 Cape Road (also known as House A))

購買本發展項目的環角道7號洋房(又稱洋房A)之買家，可獲2.5%售價折扣作為裝修及傢俬折扣優惠。

A 2.5% discount on the Price as the Decoration and Furniture Discount Benefit would be offered to the Purchaser of No. 7 Cape Road (also known as House A) of the Development.

(C) 買家印花稅津貼 (此項津貼只提供予非香港永久性居民或有限公司名義之買方)。

Buyer's Stamp Duty Subsidy (This Subsidy is only available to the Purchaser who is not a Hong Kong permanent resident or which is a limited company)

(1) 買方可獲賣方提供買家印花稅津貼，該津貼為售價之6.5%並即時在售價上扣減。

Purchasers shall be entitled to a "Buyer's Stamp Duty Subsidy" which is equivalent to 6.5% of the Price of the relevant property. The subsidy will be deducted from the Price directly.

(2) 買家印花稅津貼受其他條款及細則約束。

Buyer's Stamp Duty Subsidy is subject to other terms and conditions.

(3) 賣方保留絕對酌情權決定買方是否有資格獲得買家印花稅津貼。如有任何爭議，以賣方最終決定為準，且該決定對買方具約束力。

The Vendor reserves the absolute discretion to determine whether a Purchaser is eligible for the Buyer's Stamp Duty Subsidy. In case of any dispute, the Vendor's decision shall be final and binding on the Purchaser.

(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) 送贈傢俱和物件優惠

Free Furniture and Chattels Offer

購買本發展項目的環角道9號洋房(又稱洋房B)之買方，在成交時可免費獲贈該洋房現有展示及安放之傢俱和物件。賣方或其代表不會就該等傢俱和物件作出任何保證、保養或陳述，亦不會就其狀況及狀態，品質或性能或其他，及其是否或會否在可運作狀況作出任何保證、保養或陳述。傢俱和物件將於成交日以『現狀』及『屆時之現狀』在該洋房交予買方。買方應於購買該洋房前安排其委任之專家及專業人員全面檢查該等傢俱和物件。在任何情況下，買方不得就該等傢俱和物件提出任何異議或質詢。

Upon completion of the sale and purchase, the Purchaser of No. 9 Cape Road (also known as House B) of the Development will be given the furniture and chattels currently displayed and placed at that house free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards such furniture and chattels or any of them. In particular, no warranty, maintenance or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of such furniture and chattels or as to whether any of such furniture and chattels are or will be in working condition. The said furniture and chattels will be delivered at the relevant house to Purchaser upon completion on an "as-is" and "the then as-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the said furniture and chattels before purchasing the relevant house. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the said furniture and chattels.

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- (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

買賣雙方須各自負責有關買賣合約及其他樓契兩項法律文件之律師費用。

Each of the Vendor and Purchaser shall pay his own solicitors' legal charges in respect of the agreement for sale and purchase and the assignment.

買方需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、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)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will 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

制作、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，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(s) 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 the 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, 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.

- (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:

CENTALINE PROPERTY AGENCY LIMITED

中原地產代理有限公司

HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

香港置業(地產代理)有限公司

MIDLAND REALTY INTERNATIONAL LIMITED

美聯物業代理有限公司

RICACORP PROPERTIES LIMITED

利嘉閣地產有限公司

SAVILLS REALTY LIMITED

第一太平戴維斯住宅代理有限公司

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.7-11caperoad.com.hk

The address of the website designated by the vendor for the Development is: www.7-11caperoad.com.hk