

**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	翰畋 80 Maidstone Road	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	美善同道80號(註:此臨時門牌號數有待發展項目建成時確認) No.80 Maidstone Road (Note: This provisional street number is subject to confirmation when the Development is completed)		
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)		92	

印製日期 Date of Printing	價單編號 Number of Price List
21 November 2017	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
無 NIL	無 NIL	無 NIL

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		
翰政 80 Maidstone Road	7	A	33.152 (357) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,008,000	HK\$211,390 (HK\$19,630)	-	-	-	-	-	-	-	-	-	-	-	
	7	B	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$5,560,000	HK\$222,935 (HK\$20,746)	-	-	-	-	-	-	-	-	-	-	-	
	7	C	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$5,475,000	HK\$219,527 (HK\$20,429)	-	-	-	-	-	-	-	-	-	-	-	-
	7	D	33.229 (358) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$6,913,000	HK\$208,041 (HK\$19,310)	-	-	-	-	-	-	-	-	-	-	-	-
	11	A	33.152 (357) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,159,000	HK\$215,945 (HK\$20,053)	-	-	-	-	-	-	-	-	-	-	-	-
	11	B	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$5,674,000	HK\$227,506 (HK\$21,172)	-	-	-	-	-	-	-	-	-	-	-	-
	11	C	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$5,589,000	HK\$224,098 (HK\$20,854)	-	-	-	-	-	-	-	-	-	-	-	-
	11	D	33.229 (358) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,065,000	HK\$212,615 (HK\$19,735)	-	-	-	-	-	-	-	-	-	-	-	-
	15	A	33.152 (357) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,292,000	HK\$219,957 (HK\$20,426)	-	-	-	-	-	-	-	-	-	-	-	-
	15	B	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$5,774,000	HK\$231,516 (HK\$21,545)	-	-	-	-	-	-	-	-	-	-	-	-
15	C	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$5,689,000	HK\$228,107 (HK\$21,228)	-	-	-	-	-	-	-	-	-	-	-	-	

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. 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			
翰啟 80 Maidstone Road	15	D	33.229 (358) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,199,000	HK\$216,648 (HK\$20,109)	-	-	-	-	-	-	-	-	-	-	-		
	19	A	33.152 (357) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,539,000	HK\$227,407 (HK\$21,118)	-	-	-	-	-	-	-	-	-	-	-	-	
	19	B	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$5,959,000	HK\$238,933 (HK\$22,235)	-	-	-	-	-	-	-	-	-	-	-	-	-
	19	C	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$5,874,000	HK\$235,525 (HK\$21,918)	-	-	-	-	-	-	-	-	-	-	-	-	-
	19	D	33.229 (358) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,446,000	HK\$224,081 (HK\$20,799)	-	-	-	-	-	-	-	-	-	-	-	-	-
	21	A	33.152 (357) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,672,000	HK\$231,419 (HK\$21,490)	-	-	-	-	-	-	-	-	-	-	-	-	-
	21	B	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$6,045,000	HK\$242,382 (HK\$22,556)	-	-	-	-	-	-	-	-	-	-	-	-	-
	21	C	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$5,959,000	HK\$238,933 (HK\$22,235)	-	-	-	-	-	-	-	-	-	-	-	-	-
	21	D	33.229 (358) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,560,000	HK\$227,512 (HK\$21,117)	-	-	-	-	-	-	-	-	-	-	-	-	-
	23	C	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$6,045,000	HK\$242,382 (HK\$22,556)	-	-	-	-	-	-	-	-	-	-	-	-	-

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		
翰啟 80 Maidstone Road	23	D	33.229 (358) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,675,000	HK\$230,973 (HK\$21,439)	-	-	-	-	-	-	-	-	-	-	-	
	26	A	33.152 (357) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,881,000	HK\$237,723 (HK\$22,076)	-	-	-	-	-	-	-	-	-	-	-	
	26	B	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$6,216,000	HK\$249,238 (HK\$23,194)	-	-	-	-	-	-	-	-	-	-	-	-
	26	C	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$6,130,000	HK\$245,790 (HK\$22,873)	-	-	-	-	-	-	-	-	-	-	-	-
	26	D	33.229 (358) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$7,789,000	HK\$234,404 (HK\$21,757)	-	-	-	-	-	-	-	-	-	-	-	-
	30	A	33.152 (357) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$8,280,000	HK\$249,759 (HK\$23,193)	-	-	-	-	-	-	-	-	-	-	-	-
	30	B	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$6,529,000	HK\$261,788 (HK\$24,362)	-	-	-	-	-	-	-	-	-	-	-	-
	30	C	24.940 (268) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$6,444,000	HK\$258,380 (HK\$24,045)	-	-	-	-	-	-	-	-	-	-	-	-
	30	D	33.229 (358) 露台Balcony: 2.000 (22) 工作平台 UtilityPlatform: 0.000 (0)	HK\$8,189,000	HK\$246,441 (HK\$22,874)	-	-	-	-	-	-	-	-	-	-	-	-

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.

- (4) 註：『售價』指本價單第二部份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，皆以向下捨入方式算至百位數作為樓價。

Note: "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.

(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% 之金額作為臨時訂金，其中港幣\$100,000.00之部份臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「張陳鍾律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. \$100,000.00 being part of the preliminary deposit must be paid by cashier's order and the balance of the preliminary deposit may be paid by cheque(s). The cashier's order(s) and cheque(s) should be made payable to "Cheung, Chan & Chung".

計劃(A) PLAN (A)

靈活付款計劃 - 照售價

"Flexible" Payment Terms - the Price

1. 樓價 5%(臨時訂金)於買方簽署臨時買賣合約時繳付，並於 5個工作天內簽署買賣合約。

5% of the Purchase Price (preliminary deposit) shall be paid upon the Purchaser's signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed within 5 working days thereafter.

2. 樓價 5%(加付訂金)於買方簽署買賣合約時繳付。

5% of the Purchase Price (further deposit) shall be paid upon the Purchaser's signing of the agreement for sale and purchase.

3. 樓價 5%於買方簽署臨時買賣合約後 180天內繳付。

5% of the Purchase Price shall be paid within 180 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

4. 樓價 5%於買方簽署臨時買賣合約後 300天內繳付。

5% of the Purchase Price shall be paid within 300 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

5. 樓價 80%(樓價餘額)於賣方向買方發出書面通知書可將有關物業之業權轉讓予買方的日期起 14天內付清。

80% of the Purchase Price (balance of Purchase Price) shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position to assign the property to the Purchaser.

提前付清餘額現金回贈優惠

Early Settlement Benefit

選擇“靈活付款計劃(A)”之買方可提前於臨時買賣合約訂明的付款日期之前付清樓價餘額，買方須以60日書面方式經由賣方代表律師通知賣方，並可獲以下列出之由賣方送出的提前付清餘額現金回贈優惠(「提前付清餘額現金回贈優惠」)。

Where the Purchaser chooses “Flexible” Payment Terms (Plan (A)), he may by giving 60 days’ notice in writing through the Vendor’s solicitor agree to settle the Purchase Price in advance of the date of payment specified in the preliminary agreement for sale and purchase in which case, the Purchaser shall be entitled to an Early Settlement Benefit (“Early Settlement Benefit”) offered by the Vendor as set out below.

提前付清餘額現金回贈優惠

Early Settlement Benefit

付清樓價餘額日期 Date of settlement of the Purchase Price	提前付清餘額現金回贈優惠金額 Early Settlement Benefit Amount
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the signing of preliminary agreement for sale and purchase	樓價 5% 5% of the Purchase Price

備註 Remarks:

- (1) 買方一旦給予通知同意於臨時買賣合約的日期的 180 日內付清樓價餘額，該通知不可被撤回及買方有法律責任於上述 180 日內付清樓價餘額。

Once the Purchaser has given notice agreeing to settle the Purchase Price within 180 days of the preliminary agreement for sale and purchase, such notice may not be withdrawn and the Purchaser shall be legally bound to settle the Purchase Price within 180 days as aforesaid.

- (2) 買方須於付清樓價餘額之日後 30 日內以書面方式向賣方代表律師申請提前付清餘額現金回贈優惠，賣方會在其代表律師於收到申請並確認有關資料無誤後，經由其代表律師向買方支付提前付清餘額現金回贈優惠。

The Purchaser shall apply to the Vendor’s solicitor in writing for the Early Settlement Benefit within 30 days after the early settlement of the Purchase Price. Once all details are confirmed, the Vendor will pay the Early Settlement Benefit to the Purchaser through the Vendor’s solicitor.

- (3) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述訂明的任何付清餘額的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該期限的最後一日定為下一個工作日。

The date of settlement of the Purchase Price shall be the date on which all Purchase Price is received by the Vendor’s solicitor. If the last day of any of the periods as set out in the above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the last day of that period shall be the next working day.

- (4) 本優惠受相關交易文件條款及條件限制。

This benefit is subject to the terms and conditions of the relevant transaction documents.

計劃(B) PLAN (B)

「180天即供」付款計劃 - 照售價減 6%

“180 Days Immediate Payment” Payment Terms - 6% discount from the Price

1. 樓價 5% (臨時訂金) 於買方簽署臨時買賣合約時繳付，並於 5 個工作天內簽署買賣合約。

5% of the Purchase Price (preliminary deposit) shall be paid upon the Purchaser's signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed within 5 working days thereafter.

2. 樓價 5% (加付訂金) 於買方簽署買賣合約時繳付。

5% of the Purchase Price (further deposit) shall be paid upon the Purchaser's signing of the agreement for sale and purchase.

3. 樓價 90% (樓價餘額) 於買方簽署臨時買賣合約後 180 天內付清。

90% of the Purchase Price (balance of the Purchase Price) shall be paid within 180 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

- (ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

- (A) 請參閱上述 4(i) 段。

Please refer to paragraph 4(i) above.

- (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) 請參閱上述 4(i) 段。

Please refer to paragraph 4(i) above.

- (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

- (a) 如買方選用賣方指定之律師作為買方之代表律師同時處理其買賣合約、按揭契及轉讓契等法律文件，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。如買方選擇另聘

其他律師作為買方之代表律師處理其買賣合約、按揭契及轉讓契等法律文件，買方及賣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。

If the Purchaser appoints the solicitors designated by the Vendor to act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct other solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、買家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)。

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, any special stamp duty, any 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

買方須繳付任何補充協議之律師費和其他費用、擬備大廈公契暨管理合約之部份費用、發展項目中的指明住宅物業之樓契認證副本之費用、買賣合約及轉讓契之圖則費、一概有關臨時買賣合約、買賣合約及轉讓契之登記費及其他費用及擬備該發展項目中的指明住宅物業按揭(如有)之律師費及其他費用。

The Purchaser shall pay all the legal costs and charges in relation to any supplemental agreement, a due proportion of the costs for the preparation of the deed of mutual covenants incorporating a management agreement of the Development, all costs for preparing certified copies of title deeds and documents of the specified residential property in the Development, all professional fees for the plans to be annexed to the agreement for sale and purchase and the subsequent assignment of the said specified residential property in the Development, all registration fees and other disbursements payable on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the subsequent assignment of the said specified residential property in the Development and all legal costs and other costs and disbursements in respect of any mortgage (if any) in respect of the said 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 agent to act in the sale of any specified residential property in the Development:

利嘉閣地產有限公司 Ricacorp Properties 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:

<http://www.80maidstoneroad.hk>