

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	匯賢閣 The Opulence	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	侯王道17、19、21、23及25號 (發展項目住宅部分的門牌號數為侯王道21號) 17, 19, 21, 23 and 25, Hau Wong Road (street number of the residential portion of the Development is 21 Hau Wong 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)			37

印製日期 Date of Printing	價單編號 Number of Price List
27 / 03 / 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
29 / 01 / 2015	1A	√
03 / 03 / 2015	1B	√

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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.)									
樓層 Floor	單位 Flat	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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
8	B	57.657 (621) 露台 Balcony: 1.945 (21); 工作平台 Utility Platform: 1.800 (19)	11,861,000 12,429,000	205,717 (19,100) 215,568 (20,014)	--	0.880 (9)	--	--	--	--	--	--	--	--
18	A	57.657 (621) 露台 Balcony: 1.945 (21); 工作平台 Utility Platform: 1.800 (19)	11,861,000 13,000,000 10,557,000	205,717 (19,100) 225,471 (20,934) 183,100 (17,000)	--	0.880 (9)	--	--	--	--	--	--	--	--
18	B	57.657 (621) 露台 Balcony: 1.945 (21); 工作平台 Utility Platform: 1.800 (19)	12,110,000 13,168,000 10,743,300	210,035 (19,501) 228,385 (21,205) 186,331 (17,300)	--	0.880 (9)	--	--	--	--	--	--	--	--
19	A	57.657 (621) 露台 Balcony: 1.945 (21); 工作平台 Utility Platform: 1.800 (19)	11,985,000 13,150,000 10,619,100	207,867 (19,300) 228,073 (21,176) 184,177 (17,100)	--	0.880 (9)	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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.)									
樓層 Floor	單位 Flat	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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
19	B	57.657 (621) 露台 Balcony: 1.945 (21); 工作平台 Utility Platform: 1.800 (19)	12,234,000 13,328,000 10,792,980	212,186 (19,700) 231,160 (21,462) 187,193 (17,380)	--	0.880 (9)	--	--	--	--	--	--	--	--
26	-	112.938 (1,216) 露台 Balcony: 2.950 (32); 工作平台 Utility Platform: 1.800 (19)	24,624,000 22,922,000 17,875,200	218,031 (20,250) 202,961 (18,850) 158,274 (14,700)	--	1.760 (19)	--	--	--	--	--	--	--	--
27	-	112.938 (1,216) 露台 Balcony: 2.950 (32); 工作平台 Utility Platform: 1.800 (19)	25,536,000 23,685,000 18,483,200	226,106 (21,000) 209,717 (19,478) 163,658 (15,200)	--	1.760 (19)	--	--	--	--	--	--	--	--
28	-	112.938 (1,216) 露台 Balcony: 2.950 (32); 工作平台 Utility Platform: 1.800 (19)	26,509,000 24,449,000 18,848,000	234,722 (21,800) 216,482 (20,106) 166,888 (15,500)	--	1.760 (19)	--	--	--	--	--	--	--	--

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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.)									
樓層 Floor	單位 Flat	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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
29	-	112.938 (1,216) 露台 Balcony: 2.950 (32); 工作平台 Utility Platform: 1.800 (19)	27,482,000	243,337 (22,600)	--	1.760 (19)	--	--	--	--	--	--	--	--
			25,213,000	223,246 (20,734)										
			19,212,800	170,118 (15,800)										

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)(i) 註：於本第4節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢），因應不同支付條款及／或折扣按售價計算得出之價目，向下取最近的千位數作為成交金額。

Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded down to the next thousand to determine the Transaction Price.

支付條款 Terms of payment

- (A) **60天付款計劃 – 照售價減3%**
1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，並於5個工作日內簽署買賣合約。
 2. 成交金額 5% 加付訂金於買方簽署買賣合約時繳付。
 3. 成交金額 90% 於買方簽署臨時買賣合約後60天內繳付。

60-day Payment – 3% discount from the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being Further Deposit shall be paid upon signing of agreement for sale and purchase.
3. 90% of the Transaction Price shall be paid within 60 days after the Purchaser signing the preliminary agreement for sale and purchase.

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(B) 120天付款計劃 – 照售價

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，並於5個工作日內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署買賣合約時繳付。
3. 成交金額 90%於買方簽署臨時買賣合約後120天內繳付。

120-day Payment – Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 5% of the Transaction Price being Further Deposit shall be paid upon signing of agreement for sale and purchase.
3. 90% of the Transaction Price shall be paid within 120 days after the Purchaser signing the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

沒有
Nil

(4)(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

沒有
Nil

(4)(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

1. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，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 the agreement for sale and purchase and the assignment in relation to the purchase, 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其有關買賣合約及轉讓契兩項法律文件之律師費用。

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 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(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、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, special 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.

(4)(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

有關其他法律文件之律師費如：附加合約、委託書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any Mortgage related to the sale and purchase of a 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 agents to act in the sale of any specified residential property in the development:

中原地產代理有限公司
CENTALINE PROPERTY AGENCY LIMITED

宏基地產顧問有限公司
WUNG KEE PROPERTY CONSULTANT LIMITED

香港置業(地產代理)有限公司
HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

嘉福地產代理有限公司
KAR FOOK PROPERTY AGENTS COMPANY LIMITED

美聯物業代理有限公司
MIDLAND REALTY INTERNATIONAL LIMITED

星譽物業有限公司
STARS REPUTATION CO. LIMITED

利嘉閣地產有限公司
RICACORP PROPERTIES LIMITED

太陽物業香港代理有限公司
SUNRISE PROPERTY HK AGENCY LIMITED

世紀21測量行有限公司及旗下特許經營商
CENTURY 21 SURVEYORS LIMITED AND FRANCHISEES UNITED PROPERTIES LIMITED

友和地產有限公司

仲量聯行有限公司
JONES LANG LASALLE 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：<http://www.the-opulence.hk/>
The address of the website designated by the vendor for the development is: <http://www.the-opulence.hk/>