

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	昇御門 CHATHAM GATE	期數 (如有) Phase No. (if any)	— —
發展項目位置 Location of Development	漆咸道北388號 388 Chatham Road North		
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)	334		

印製日期 Date of Printing	價單編號 Number of Price List
22 March 2016	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
-	-	

Price List No. 2

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 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 Stairhood	前庭 Terrace	庭院 Yard
1	37 & 38	Duplex A 複式 A	285.419 (3,072) 露台 Balcony:5.0 (54); 工作平台 Utility Platform:0.000 (0)	113,800,000	398,712 (37,044)	-	-	-	111.654 (1,202)	-	-	100.137 (1,078)	16.480 (177)	-	-
2	37 & 38	Duplex A 複式 A	285.419 (3,072) 露台 Balcony:5.0 (54); 工作平台 Utility Platform:0.000 (0)	118,800,000	416,230 (38,672)	-	-	-	58.678 (632)	-	-	100.137 (1,078)	16.480 (177)	-	-

Price List No. 2

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.

(4) 90天付款計劃(照售價)
90-day Payment Plan (100% of the Price)

註： 在第(4)段中，『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。因應不同折扣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。

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) on the price will be rounded down to the nearest hundred to determine the purchase price.

(i) 支付條款 The Terms of Payment

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\$3,000,000銀行本票以支付部份臨時訂金，抬頭請寫『孖士打律師行』。請另備支票以補足臨時訂金之餘額。
The Purchaser(s) 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\$3,000,000 made payable to “Mayer Brown JSM” for payment of part of the preliminary deposit. Please also prepare a cheque to pay for the balance of the preliminary deposit.

- (1) 臨時訂金即樓價5% (『臨時訂金』)於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約後5個工作日內簽署買賣合約。
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(s) within 5 working days after signing of the preliminary agreement for sale and purchase.
- (2) 樓價5%於買方簽署買賣合約時繳付。
5% of the purchase price being part payment of the purchase price shall be paid upon signing of the agreement for sale and purchase.
- (3) 樓價90%於買方簽署臨時買賣合約後90日內繳付。
90% of the purchase price being balance of the purchase price shall be paid within 90 days after 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

1. 印花稅津貼
Stamp Duty Subsidy

買方可獲8.5%售價折扣優惠。
A 8.5% discount on the price will be offered to 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, financial advantage or benefit, is to be made available in connection with the purchase of a specified residential property in the Development

1. 住宅私家車位優惠
Benefit of Residential Private Car Parking Space

- (i) 凡購買1座37樓及38樓複式A單位之買方，可免費獲贈兩個位於地庫一樓的住宅車位，住宅車位編號為R015及編號R016。
Purchaser of Unit Duplex A, 37/F& 38/F of Tower 1 shall be entitled to two Residential Car Parking Spaces located on Basement Level 1, Residential Parking Space No.R015 and No.R016 free of charge.
- (ii) 凡購買2座37樓及38樓複式A單位之買方，可免費獲贈兩個位於地庫一樓的住宅車位，住宅車位編號為R018及編號R019。
Purchaser of Unit Duplex A, 37/F& 38/F of Tower 2 shall be entitled to two Residential Car Parking Spaces located on Basement Level 1, Residential Parking Space No.R018 and No.R019 free of charge.

(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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約及樓契等法律文件，及如有關按揭由賣方律師樓辦理，賣方同意為買方支付買賣合約及樓契兩項(但不包括按揭)法律文件之律師費用。

If the Purchaser(s) appoints the Vendor's solicitors to act on his/her behalf of all legal documents in relation to the purchase and if the relevant mortgage(s) is/are prepared by the Vendor's solicitors, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment but not the mortgage(s).

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樓契或按揭等法律文件，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。

If the Purchaser(s) chooses to instruct his/her own solicitors to act for him/her in relation to the purchase or the mortgage, each of the Vendor and Purchaser(s) shall pay his/her own solicitors' legal fees 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、「額外印花稅」(按《印花稅條例》所定義)、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 "Special Stamp Duty" defined in the Stamp Duty Ordinance, 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(s).

(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 the Purchaser(s) for execution of any documents 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 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 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:

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

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

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

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

康業服務有限公司 HONG YIP SERVICE CO LTD

啟勝地產代理有限公司 KAI SHING (REA) 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

置業18物業代理有限公司 18 PROPERTY AGENCY LIMITED

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

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站的網址為：**www.chathamgate.com.hk**。

The address of the website designated by the vendor for the development is: **www.chathamgate.com.hk**.