

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	皇第 Dukes Place	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	白建時道47號 No.47 Perkins 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)			16

印製日期 Date of Printing	價單編號 Number of Price List
30/11/2020	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

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 Dukes Place 皇第		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.)									
Floor 樓層	Unit 單位			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		
15/F 15樓	Flat A (Simplex) 單位A (Simplex)	264.574 (2,848) 露台 balcony : 3.915 (42); 工作平台 utility platform : 0 (0)	213,600,000	807,336	75,000	--	--	--	--	--	--	--	--	--	--

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)(i) 支付條款 Terms of payment

註：於本第4節內，「售價」指本價單第二部份中所列之售價，而「成交金額」指臨時買賣合約中訂明指明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，皆以四捨五入方式換算至千位數作成交金額。

Note: In this Section 4, "Price" means the price set out in Part 2 of this Price List and "purchase price" means the actual price of the specified 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 to the nearest thousand to determine the purchase price.

於簽署臨時買賣合約時，買方須繳付相等於指明住宅物業的售價的5%作為臨時訂金(「臨時訂金」)，部份臨時訂金港幣\$10,000,000.00須以銀行本票支付，剩餘之臨時訂金須以銀行本票及/或支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「孖士打律師行」。

Purchasers shall pay a preliminary deposit ("Preliminary Deposit") equivalent to 5% of the purchase price of the specified residential property upon signing of the Preliminary Agreement for Sale and Purchase. HK\$10,000,000.00 being part of the Preliminary Deposit shall be paid by a cashier order and the remaining balance of the Preliminary Deposit shall be paid by cashier order(s) and/or cheque(s). All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to "Mayer Brown".

現金付款計劃

Cash Payment Plan

(1) 相等於成交金額5%的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約後5個工作天內簽署買賣合約。
The Preliminary Deposit equivalent to 5% of the purchase price 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) 成交金額5%的加付訂金須於買方簽署臨時買賣合約日期起30天內繳付。
5% of the purchase price being further deposit of the purchase price shall be paid within 30 days from the date of the Preliminary Agreement for Sale and Purchase.

(3) 成交金額90%即樓價餘款於買方簽署臨時買賣合約日期起90天繳付。
90% of the purchase price being balance of the purchase price shall be paid within 90 days from the date of the Preliminary Agreement for Sale and Purchase.

- (4)(ii) 可就購買該項目中的指明住宅物業而連帶獲得任何贈品、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

停車位優惠

Offer of Car Parking Spaces

- (1) Car Parking Space No.R19 on the Basement Floor; and
地庫停車位號R19；及
- (2) Car Parking Space No.R20 on the Basement Floor.
地庫停車位號R20。

買方在按臨時買賣合約及買賣合約全數付清成交金額的情況下，可獲賣方提供上述停車位優惠。以上停車位必須涵蓋於該指明住宅物業的同一份買賣合約及其轉讓契。

Subject to full settlement of the purchase price in accordance with Preliminary Agreement for Sale & Purchase and the Agreement for Sale & Purchase of the specified residential property, the purchaser shall be entitled to the above Car Parking Spaces offer by the Vendor. The above car parking spaces shall be covered under the same Agreement for Sale and Purchase of the specified residential property in the Development and one single subsequent Assignment.

- (5) 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正式買賣合約、按揭及樓契等法律文件，賣方同意為買方支付正式買賣合約及樓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 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.

如買方選擇另聘代表律師作為買方之代表律師處理其正式合約、按揭及樓契等法律文件，買賣雙方須各自負責有關正式買賣合約及其他樓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his own 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.

買方需支付一概有關臨時合約、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、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有關的罰款、利息及附加費等)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements 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, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

- (6) 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.

有關該指明住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本副本次費用、該指明住宅物業的買賣合約及轉讓契之圖則費，該指明住宅物業按揭(如有)之法律及其他費用及其他有關住宅物業的買賣文件的所有法律及其他實際支出等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and 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 Agreement for Sale and Purchase and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the specified residential property and all legal cost and charges of any other documents relating to the sale and purchase of the specified residential property.

- (7) 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:

- | | |
|----------------------------------|---|
| 1.美聯物業代理有限公司 | 1.Midland Realty (International) |
| 2.中原地產代理有限公司 | 2.Centaline Property Agency Limited |
| 3.利嘉閣地產有限公司 | 3.Ricacorp Properties Limited |
| 4.香港置業(代理)有限公司 | 4.Hong Kong Property Services (Agency) Limited |
| 5.世紀21測量行有限公司及旗下特許經營商 | 5.Century 21 Surveyors Limited |
| 6.云房網絡(香港)代理有限公司 | 6.QFang Network (Hong Kong) Agency Limited |
| 7.利斯蘇富比國際房地產 | 7. List Sotheby's International Realty |
| 8.南區物業代理有限公司 | 8.Island South Property Agency Limited; |
| 9. Locations Real Estate Limited | 9.Locations Real Estate Limited |
| 10.領航地產有限公司 | 10.Vanguard Realty Ltd |
| 11.香港地產代理商總會 | 11.Hong Kong Real Estate Agencies General Association |

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.

賣方就發展項目指定的互聯網網站的網址為: <http://www.dukesplace.com.hk/>

The address of the website designated by the Vendor for the Development is: <http://www.dukesplace.com.hk/>