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	63 Pokfulam	期數（如有） Phase No. （ if any ）	--
發展項目位置 Location of Development	薄扶林道63號 63 Pok Fu Lam 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)		332	

印製日期 Date of Printing	價單編號 Number of Price List
29/07/2022	5

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
21/10/2022	5A	

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座 (Amber House) Tower 1 (Amber House)	26	C	24.980 (269) 露台 Balcony: 2.007 (22) 工作平台 Utility Platform: - (-)	9,415,000	376,902 (35,000)	--	--	--	--	--	--	--	--	--	--

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) 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（ 即售價經計算適用支付條款及折扣後之價錢 ）。因應不同支付條款及/或折扣按售價計算得出之價目，皆以四捨五入換算至千位數(即如所得價目百位之數字為 5 或以上，進位至最接近之千位數；或如所得價目百位之數字為 4 或以下，捨位至最接近之千位數)作「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 terms of payment and discounts on the Price). The price obtained after applying the relevant terms of payment and/ or discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，臨時訂金其中港幣$200,000.00 以銀行本票支付，抬頭請寫「貝克・麥堅時律師事務所」。請另備支票以補足臨時訂金之餘額。
Purchasers shall pay the preliminary deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase. HK$200,000.00 of the preliminary deposit shall be paid by a cashier order made payable to 〝Baker & McKenzie〞. Please prepare cheque(s) for paying the balance of the preliminary deposit.

支付條款 Terms of Payment :

A. **180 天現金付款計劃 (照售價) 180-day Cash Payment Plan (In accordance with the Price)**

i. 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額 5%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」)。
The purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase ("PASP"). The agreement for sale and purchase ("ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

ii. 買方簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
A further 5% of the Transaction Price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.

iii. 成交金額 90%即成交金額餘款於買方簽署臨時合約後 180 天內付清。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 180 days after signing of the PASP.

B. **180 天一按付款計劃 (照售價加 2%) 180-day First Mortgage Payment Plan (Plus 2 % premium on the price)**

i. 買方須於簽署臨時合約時繳付相等於成交金額 5%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合約。
The purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The ASP shall be signed by the purchaser(s) within 5 working days after signing of the PASP.

ii. 買方簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
A further 5% of the Transaction Price being further deposit shall be paid by the purchaser within 60 days after signing of the PASP.

iii. 成交金額 90%即成交金額餘款於買方簽署臨時合約後 180 天內付清。
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser within 180 days after signing of the PASP.

(4)(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 4(i)。
Please refer to 4(i).

(4)(iii) **可就購買發展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 4(i)及 4(ii)。
Please refer to 4(i) and 4(ii).

(b) 「成交金額 85%備用第一按揭」
"Standby First Mortgage for 85% of the Transaction Price"

(此優惠只適用於選擇「180 天一按付款計劃」之買方
The benefit is only applicable to those Purchasers who choose "180-day First Mortgage Payment Plan")

買方可向賣方指定財務機構(「第一承按人」)申請備用一按貸款(「第一按揭貸款」),主要條款如下:
The purchaser may apply to the Vendor's designated financing company ("the First Mortgagee") for a Standby First Mortgage Loan ("First Mortgage Loan"). The main terms are as follows:

i. 買方必須於付清成交金額餘款之日前最少 60 日以書面向第一承按人申請第一按揭貸款 ,並就該申請支付港幣$5,000 予第一承按人作為不可退還的估價行政費。
The Purchaser shall make a written application to the First Mortgagee for the First Mortgage Loan not less than 60 days before the date of settlement of the balance of the Transaction Price, and shall pay to the First Mortgagee a non-refundable administrative charges in respect of the valuation in the sum of HK$5,000.

ii. 第一按揭貸款的最高金額為成交金額的 85%。
The maximum First Mortgage Loan amount shall be 85% of the Transaction Price.

iii. 第一按揭貸款首 24 個月之按揭年利率為第一承按人選用之最優惠利率(P)減 1.75% (P-1.75%),其後的年利率則為第一承按人選用之最優惠利率(P)計算,P 為浮動利率,於本價單日期最優惠利率(P)為每年 5.375%,最終按揭利率以第一承按人最後審批結果為準。
The interest rate of the first 24 months of the First Mortgage Loan shall be Prime Rate (P) quoted by the First Mortgagee minus 1.75% (P-1.75%). The interest rate for the rest of the term of the First Mortgage Loan shall be Prime Rate (P) quoted by the First Mortgagee. P is a floating rate. The Prime Rate (P) as at the date of this Price list is 5.375% per annum. The final interest rate will be subject to final approval by the First Mortgagee.

iv. 第一按揭貸款年期最長為 30 年。
The maximum tenor of First Mortgage Loan shall be 30 years.

v. 所有第一按揭貸款法律文件須由賣方代表律師辦理,並由買方負責有關律師費用及雜費。買方可選擇另行聘請律師為其第一按揭貸款之代表律師。在此情況下,買方亦須負責賣方代表律師於第一按揭貸款的律師費用及雜費。
All legal documents in relation to the First Mortgage Loan shall be prepared by the Vendor's solicitors and all the costs and disbursements shall be borne by the purchaser. The purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of the First Mortgage Loan. In such event, the purchaser shall also bear the costs and disbursements for the Vendor's solicitors relating to the First Mortgage Loan.

vi. 第一按揭貸款以買方所購之發展項目住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property of the Development purchased by the purchaser.

vii. 買方及其擔保人(如有)須提供足夠文件證明其還款能力,包括但不限於在第一承按人要求下提供信貸報告、收入證明及/或銀行紀錄。
The purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its/their repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the First Mortgagee.

viii. 第一按揭貸款申請須由第一承按人獨立審批。
The application for the First Mortgage Loan shall be approved by the First Mortgagee independently.

ix. 買方敬請向第一承按人查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否及其條款,第一承按人有最終決定權,與賣方無關,且於任何情況下賣方均無需為此負責。不論第一按揭貸款獲批與否,買方仍須按正式買賣合約完成購買住宅物業及繳付住宅物業的成交金額全數。
The purchaser is advised to enquire with the First Mortgagee about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the First Mortgage Loan and the terms thereof are subject to the final decision of the First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the First Mortgage Loan is granted or not, the purchaser shall complete the purchase of the residential property and shall pay the full Transaction Price of the residential property in accordance with the agreement for sale and purchase.

x. 賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.

xi. 買方可於任何時候償還全部貸款並獲豁免提早還款手續費,但須預先給予第一承按人一個月書面通知。
The purchaser may at any time repay the outstanding loan in full by giving the First Mortgagee one month's prior notice in writing without levy of early repayment handling charges.

xii. 所有第一按揭貸款的條款及條件受制於香港金融管理局不時發出之最新指引。
All terms and conditions of the First Mortgage Loan are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.

xiii. 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.

備註 Note :

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

2. 所有就購買發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the purchasers.

3. 為免疑問，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之支付條款。
For the avoidance of doubt, the purchaser must choose the same terms of payment for all the residential properties purchased under the same preliminary agreement for sale and purchase.

4. 由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。
The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.

(4) (iv) **誰人負責支付買賣發展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代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，買方及賣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 appoints the vendor's solicitors 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 his own solicitors to act for him in relation to the purchase, each of the vendor and the 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、買賣合約及轉讓契內有關買賣指明住宅物業的印花稅(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」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)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 payable in respect of the sale and purchase of the specified residential property under 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 by the purchaser, any "special stamp duty" as defined in the Stamp Duty Ordinance, any buyer's stamp duty as defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

(4) (v) **買方須就買賣發展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:

買方須獨自承擔及支付草擬大廈公契及管理協議(「公契」)的費用及附於公契之圖則費用的適當分攤、住宅物業的業權契據及文件認正副本之所有費用、買賣合約及轉讓契之所有圖則費、按揭(如有)及附加協議(如有)的法律費用及開支、查冊費、註冊費及與買賣住宅物業有關的所有其他法律費用及雜項開支。
The Purchaser 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 residential property, all plan fees for the Agreement for Sale and Purchase and the Assignment, all legal costs and disbursements in respect of mortgage (if any) and supplemental agreement (if any), search fee, registration fee and all other legal costs and disbursements in relation to the sale and purchase of the residential property.

(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
世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
香港置業(地產代理)有限公司 Hong Kong Property Services (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
第一太平戴維斯住宅代理有限公司 Savills Realty Limited
香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association & Chartered Members
香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members

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, the 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.63pokfulam.com.hk
The address of the website designated by the vendor for the development is: www.63pokfulam.com.hk