

# 價單 Price List

## 第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	吉喆 The Highline	期數（如有） Phase No. (if any)	-
發展項目位置 Location of the Development	吉席街 33 號 33 Catchick Street		
發展項目中的住宅物業的總數 The total number of residential properties in the Development	173		

印製日期 Date of Printing	價單編號 Number of Price List
16 August 2024	4

## 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
28 August 2024	4A	

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				冷氣機房 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
THE HIGHLINE 吉喆	8	A	48.684 (524) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	13,176,000	270,643 (25,145)	--	--	--	--	--	--	--	--	--	
	9	A	48.684 (524) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	13,249,000	272,143 (25,284)	--	--	--	--	--	--	--	--	--	
	23	A	48.684 (524) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	14,937,000	306,815 (28,506)	--	--	--	--	--	--	--	--	--	
	7	B	34.804 (375) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	8,990,000	258,304 (23,973)	--	--	--	2.739 (29)	--	--	--	--	--	
	8	B	35.831 (386) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,526,000	265,859 (24,679)	--	--	--	--	--	--	--	--	--	
	9	B	35.831 (386) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,568,000	267,031 (24,788)	--	--	--	--	--	--	--	--	--	
	10	B	35.831 (386) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,790,000	273,227 (25,363)	--	--	--	--	--	--	--	--	--	
	11	B	35.831 (386) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,864,000	275,292 (25,554)	--	--	--	--	--	--	--	--	--	
	12	B	35.831 (386) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,937,000	277,330 (25,744)	--	--	--	--	--	--	--	--	--	
	7	C	34.320 (369) 露台 Balcony: - (-) 工作平台 Utility Platform: - (-)	8,828,000	257,226 (23,924)	--	--	--	2.419 (26)	--	--	--	--	--	

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				冷氣機房 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
THE HIGHLINE 吉喆	22	C	35.476 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,072,000	283,910 (26,366)	--	--	--	--	--	--	--	--	--	
	23	C	35.476 (382) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,152,000	286,165 (26,576)	--	--	--	--	--	--	--	--	--	
	19	D	27.631 (297) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,798,000	282,219 (26,256)	--	--	--	--	--	--	--	--	--	
	20	D	27.631 (297) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,859,000	284,427 (26,461)	--	--	--	--	--	--	--	--	--	
	21	D	27.631 (297) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,919,000	286,598 (26,663)	--	--	--	--	--	--	--	--	--	
	22	D	27.631 (297) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,980,000	288,806 (26,869)	--	--	--	--	--	--	--	--	--	
	23	D	27.631 (297) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,040,000	290,978 (27,071)	--	--	--	--	--	--	--	--	--	
	23	E	20.395 (220) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,061,000	248,149 (23,005)	--	--	--	--	--	--	--	--	--	

### 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 purchaser(s) 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，就有關指明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 specified 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，就有關指明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 specified 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：在本第(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『成交金額』指臨時買賣合約（下稱「臨時合約」）中訂明的住宅物業的實際金額。因應相關折扣（如有）按售價計算得出之價目，皆以四捨五入到最接近千位數作為成交金額。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的付款計劃。

Note: In this paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (the "PASP"). The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded off to the nearest thousand to determine the Transaction Price. The purchaser(s) must choose the same payment plan for all the residential properties purchased under the same PASP.

買方於簽署臨時合約時須繳付相等於成交金額 5% 之金額作為臨時訂金，其中港幣\$50,000 之部分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「貝克·麥堅時律師事務所」。

Upon signing of the PASP, the purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price. HK\$50,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "Baker & McKenzie".

#### **付款計劃:**

#### **Payment Plan:**

##### **(A) 即供付款計劃 Cash Payment Plan (照售價減 1%) (1% discount on the Price)**

- 買方須於簽署臨時合約時繳付相等於成交金額 5% 之金額作為臨時訂金。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(下稱「正式合約」)。  
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the PASP. The formal agreement for sale and purchase (the "ASP") shall be signed by the purchaser(s) within 5 working days after signing of the PASP.
- 買方須於簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。  
5% of the Transaction Price being further deposit shall be paid within 30 days by the purchaser(s) after signing of the PASP.
- 買方須於簽署臨時合約後 90 天內或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內（以較早者為準）繳付成交金額 90%作為成交金額餘款。  
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 90 days after signing of the PASP by the purchaser(s) or within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s), whichever is the earlier.

##### **(B) 建築期付款計劃 Stage Payment Plan (照售價) (The Price)**

- 買方須於簽署臨時合約時繳付相等於成交金額 5% 之金額作為臨時訂金。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(s) 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.
- 買方須於簽署臨時合約後 30 天內再付成交金額 5% 作為加付訂金。  
5% of the Transaction Price being further deposit shall be paid within 30 days by the purchaser(s) after signing of the PASP.
- 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內繳付成交金額 90% 作為成交金額餘款。  
90% of the Transaction Price being balance of the Transaction Price shall be paid by the purchaser(s) within 14 days after the date of the Vendor's written notification to the purchaser(s) that the Vendor is in a position validly to assign the residential property to the purchaser(s).

(ii) **售價獲得折扣的基礎**

The basis on which any discount on the Price is made available

(a) 請參閱上述第(4)(i)段。

Please refer to paragraph (4)(i) above.

(b) **傢俬現金津貼折扣 Furniture Cash Subsidy Discount**

(只適用於本價單所列之 7 樓至 12 樓的 B 單位及 19 樓至 23 樓的 D 單位)

(only applicable to any Flat B on 7/F – 12/F and Flat D on 19/F – 23/F listed in the price list)

(i) 如買方於簽署臨時合約時選擇傢俬現金津貼折扣，買方可獲港幣 40,000 元（適用於 B 單位的買方）或港幣 30,000 元（適用於 D 單位的買方）售價折扣優惠作為傢俬現金津貼折扣。

If the Purchaser chooses the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser will be offered a discount on the Price in the amount of \$40,000 (applicable to purchasers of Flat B) and \$30,000 (applicable to purchasers of Flat D) as the Furniture Cash Subsidy Discount.

(ii) 如買方於簽署臨時合約時不選擇傢俬現金津貼折扣，則買方可享有第(4)(iii)(b)段所述之傢俬禮券優惠。為免疑問，就購買每個住宅物業，買方只可享有傢俬現金津貼折扣或第(4)(iii)(b)段所述之傢俬禮券優惠的其中一項。

If the Purchaser does not choose the Furniture Cash Subsidy Discount upon the signing of PASP, the Purchaser is entitled to the Furniture Voucher Benefit set out in paragraph (4)(iii)(b). For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the Furniture Cash Subsidy Discount or the Furniture Voucher Benefit as set out in paragraph (4)(iii)(b).

(iii) **可就購買該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) **上海商業銀行住宅按揭服務 Residential Mortgage Services of Shanghai Commercial Bank**

賣方與上海商業銀行有限公司（「銀行」）屬同一集團。發展項目指明住宅物業之買方可向銀行申請住宅按揭貸款。有關按揭貸款服務並非針對發展項目或其買方而設。所有按揭申請須符合銀行之信貸要求及按揭條款，並以銀行最終批核結果為準。銀行保留對所有貸款申請的最終決定權。銀行並保留隨時修訂有關條款及細則之權利，而無須事先通知。實際貸款年期、利率及貸款條款將按個別個案情況而定。賣方及銀行均不就按揭申請結果及貸款條款作出任何明示或隱含之要約、陳述、承諾或保證。即使買方未能獲得任何按揭貸款，買方仍須按照正式合約條款支付成交金額及完成交易。

The Vendor and Shanghai Commercial Bank Limited (the “Bank”) belong to the same group. Purchasers of the specified residential properties in the Development may apply to the Bank for residential mortgage loans. The relevant mortgage loan services are not specifically provided for the Development or its purchasers. All mortgage applications must fulfill the credit requirements and mortgage terms and conditions of the Bank, and shall be subject to final approval by the Bank. The Bank may at its absolute discretion approve or reject any loan application. The Bank also reserves the right to vary its offers and/or amend the related terms and conditions at any time without prior notice. The actual tenor, interest rate and terms and conditions shall be determined on a case-by-case basis. The Vendor and the Bank do not make any express or implied offer, representation, undertaking or warranty in relation to the application results and terms and conditions of the mortgage loan. Even if a purchaser fails to obtain any mortgage loan, he/she is still required to settle the Transaction Price and complete the transaction in accordance with the terms and conditions of the ASP.

(b) **傢俬禮券優惠 Furniture Voucher Benefit**

(只適用於本價單所列之 7 樓至 12 樓的 B 單位及 19 樓至 23 樓的 D 單位)

(only applicable to any Flat B on 7/F – 12/F and Flat D on 19/F – 23/F listed in the price list)

1. 傢俬禮券優惠(「該優惠」)由指定傢俬公司提供。

The Furniture Voucher Benefit (the “Benefit”) is provided by the designated furniture company.

2. 如買方不選擇第(4)(ii)(b)段的傢俬現金津貼折扣,買方於簽署臨時合約時,可免費獲贈由指定傢俬公司提供價值為港幣 58,800 元(適用於 B 單位的買方)或港幣 45,000 元(適用於 D 單位的買方)之傢俬禮券一張(「該禮券」)。

If the Purchaser does not choose the Furniture Cash Subsidy Discount as set out in paragraph (4)(ii)(b), upon the signing of the PASP, the Purchaser will receive a furniture voucher in the amount of HK\$58,800 (applicable to purchasers of Flat B) or HK\$45,000 (applicable to purchasers of Flat D) (the “Voucher”) provided by the designated furniture company free of charge.

3. 買方須於簽署臨時合約後的 14 日內就兌換該禮券的程序,直接與指定傢俬公司聯絡,及與指定傢俬公司簽訂有關傢俬(「該傢俬」)之合約。有關該傢俬的詳情(包括但不限於設計、顏色及物料),買方須向指定傢俬公司查詢。該禮券的條款及條件及(如有需要)就該傢俬與指定傢俬公司簽訂之合約的條款及條件,以指定傢俬公司之決定為準,與賣方或其控權公司無關,且於任何情況下賣方及其控權公司無需為此負責。買方與指定傢俬公司之任何糾紛一概與賣方無關。

The Purchaser shall within 14 days after signing of the PASP contact the designated furniture company directly regarding the procedure to redeem the Voucher and enter into a contract with the designated furniture company regarding the provision of the furniture (the "Furniture"). For details (including without limitation the design, colour and materials) of the Furniture, the Purchaser shall enquire with the designated furniture company. The terms and conditions of the Voucher and (if necessary) the terms and conditions of the contract to be entered into with the designated furniture company regarding the provision of the Furniture are subject to the decision of the designated furniture company and are not related to the Vendor or their holding companies, and the Vendor and their holding companies shall under no circumstances be responsible therefor. The Vendor is not and will not be involved in any disputes between the Purchaser and the designated furniture company.

4. 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件,賣方有權即時撤銷該優惠及/或向買方尋求退回該優惠,且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the agreement for sale and purchase, the Vendor shall be entitled to cancel the Benefit and/or seek refund of the Benefit from the Purchaser forthwith without prejudice to the Vendor's other rights and remedies under the PASP, the agreement for sale and purchase or other applicable laws.

5. 為免生疑問,買方須付清指明住宅物業之成交金額及按買賣合約完成指明住宅物業之買賣,不管:

For the avoidance of doubt, the Purchaser shall settle the full amount of the Transaction Price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the agreement for sale and purchase irrespective of whether:

- (i) 就該優惠有否引起任何爭議; 及

there is any dispute arising from the Benefit; and

- (ii) 該指定傢俬公司交付予買方的所有或任何該傢俬是否與該優惠之條款一致。

all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

6. 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

(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) 買賣雙方各自負責其代表律師擬備、完成及登記所有有關買賣法律文件的律師費和支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of all legal documents in relation to the purchase.

(b) 買方須支付一概有關臨時合約、正式合約及轉讓契的印花稅（包括但不限於任何額外印花稅、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 PASP, the ASP and the assignment (including but without limitation 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(s).

(v) 買方須為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**

擬備、登記及完成公契及管理協議（「公契」）之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核證副本之費用、所購物業的正式合約及轉讓契之圖則費、所購物業的按揭（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 and Management Agreement (the "DMC") and the plans 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 ASP 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:

賣方委任的代理:

Agents appointed by the Vendor:

美聯物業代理有限公司 Midland Realty International Limited

請注意：任何人可委任任何地產代理在購買該發展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：[www.the-highline.com](http://www.the-highline.com)

The address of the website designated by the Vendor for the Development is: [www.the-highline.com](http://www.the-highline.com)