

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	肇輝臺6號 CHANTILLY	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	肇輝臺 6號 NO. 6 SHIU FAI TERRACE		
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)			24

印製日期 Date of Printing	價單編號 Number of Price List
21/06/2014	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 Number 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
無 NIL	無 NIL	無 NIL

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.)									
						空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
大廈名稱 Block Name	樓層 Floor	單位 Unit													
肇輝臺6號 CHANTILLY	2	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	180,000,000	688,129 (63,920)	--	--	--	408.243 (4394)	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	3	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	89,137,000	340,765 (31,654)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	5	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	89,783,000	343,235 (31,883)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	6	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	90,433,000	345,720 (32,114)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	8	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	91,746,000	350,739 (32,580)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	9	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	92,410,000	353,278 (32,816)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	10	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	93,079,000	355,835 (33,054)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	11	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	103,276,000	394,818 (36,675)	--	--	--	--	--	--	--	--	--	--

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，每平方米) 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.)									
						空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
大廈名稱 Block Name	樓層 Floor	單位 Unit													
肇輝臺6號 CHANTILLY	12	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	96,904,000	370,458 (34,412)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	15	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	128,000,000	489,336 (45,455)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	16	A	261.579 (2816) 露台 Balcony : 4.996 (54) 工作平台 Utility Platform : 1.500 (16)	160,000,000	611,670 (56,818)	--	--	--	240.487 (2589)	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	7	B	260.547 (2805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	97,768,000	375,241 (34,855)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	8	B	260.547 (2805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	108,632,000	416,938 (38,728)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	9	B	260.547 (2805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	99,690,000	382,618 (35,540)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	10	B	260.547 (2805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	101,622,000	390,033 (36,229)	--	--	--	--	--	--	--	--	--	--
肇輝臺6號 CHANTILLY	11	B	260.547 (2805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	103,593,000	397,598 (36,932)	--	--	--	--	--	--	--	--	--	--

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.)									
						空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
大廈名稱 Block Name	樓層 Floor	單位 Unit													
肇輝臺6號 CHANTILLY	15	B	260.547 (2805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	130,000,000	498,950 (46,346)	--	--	--	--	--	--	--	--	--	
肇輝臺6號 CHANTILLY	16	B	260.547 (2805) 露台 Balcony : 4.999 (54) 工作平台 Utility Platform : 1.500 (16)	176,000,000	675,502 (62,745)	--	--	--	214.637 (2310)	--	--	--	--	--	

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) 註 Note:

- (a) 於本第4段內，「售價」指本價單第二部份表中所列之價目，而「成交金額」指臨時買賣合約及買賣合約所載之價目（即因應不同支付條款及／或折扣按售價計算得出之價目）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

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 the agreement for sale and purchase, i.e. the purchase price after applying the relevant terms of payment and/or applicable discount(s) on the Price. The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the Price will be rounded to the nearest thousand (i.e. if the hundredth digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundredth digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

- (b) 於本第4段內，「香港永久性居民」指在簽署臨時買賣合約當天持有有效香港永久性居民身份證的人仕，「買方」指該物業的買方，及「該物業」指有關項目中的指明住宅物業。

In this section 4, "HKPR" means holder of a valid Hong Kong permanent identity card as at the date of signing of the preliminary agreement for sale and purchase, "Purchaser" means a purchaser of the Property, and "Property" means a specified residential property in the development.

- (c) 買方於簽署臨時買賣合約時須繳付相等於成交金額之5%之金額作為臨時訂金，其中港幣1,000,000之臨時訂金必須以銀行本票支付，抬頭請寫「胡百全律師事務所」，臨時訂金餘額可以支票支付，抬頭請寫「胡百全律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price, HKD1,000,000 of the preliminary deposit must be paid by cashiers' order payable to "P. C. Woo & Co. " and the remaining balance of the preliminary deposit may be paid by cheque(s) payable to "P. C. Woo & Co. ".

(i) 支付條款 Terms of Payment

A) 150天現金優惠付款150-days Cash Payment (照售價減3%) (3% discount from Price)

1. 成交金額5%臨時訂金於買方簽署臨時買賣合約時繳付。買方須於其後5個工作天內簽署買賣合約。
5% of the Transaction Price being preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase by Purchaser. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 成交金額5%加付訂金於買方簽署買賣合約時繳付。
5% of the Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase by Purchaser.
3. 成交金額90%於買方簽署臨時買賣合約後150天內繳付。
90% of the Transaction Price shall be paid within 150 days after signing of the preliminary agreement for sale and purchase by Purchaser.

B) 365天現金優惠付款365-days Cash Payment (照售價減2%) (2% discount from Price)

1. 成交金額5%臨時訂金於買方簽署臨時買賣合約時繳付。買方須於其後5個工作天內簽署買賣合約。
5% of the Transaction Price being preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase by Purchaser. The agreement for sale and purchase must be signed by Purchaser within 5 working days thereafter.
2. 成交金額5%加付訂金於買方簽署買賣合約時繳付。
5% of the Transaction Price being further deposit shall be paid upon signing of the agreement for sale and purchase by Purchaser.
3. 成交金額5%於買方簽署臨時買賣合約後90天內繳付。
5% of the Transaction Price shall be paid within 90 days after signing of the preliminary agreement for sale and purchase by Purchaser.
4. 成交金額5%於買方簽署臨時買賣合約後180天內繳付。
5% of the Transaction Price shall be paid within 180 days after signing of the preliminary agreement for sale and purchase by Purchaser.
5. 成交金額80%於買方簽署臨時買賣合約後365天內繳付。
80% of the Transaction Price shall be paid within 365 days after signing of the preliminary agreement for sale and purchase by Purchaser.

(ii) 售價獲得折扣的基礎 Basis on which any discount on the price is available

(a) 見4(i)。
See 4(i).

(b) 折扣優惠Discount on Price

於2014年8月10日(包括當日)或之前簽署臨時買賣合約之首兩名買方，可獲額外售價2%的折扣優惠。

Each of the first two Purchasers who sign the preliminary agreement for sale and purchase on or before 10th August 2014 shall be entitled to an offer of an extra 2% discount of the Price.

(c) 「印花稅津貼」優惠 “Stamp Duty Subsidy” Benefit

(1) 如買方屬香港永久性居民，或如買方由多於一人組成時，組成買方之所有人均為香港永久性居民或為組成買方又屬香港永久性居民之任何一人之近親（即配偶、父母、子女、兄弟或姊妹），買方可獲得該物業在扣除4(i)及4(ii)(b)之折扣(如有)後之價目之8.5%之折扣優惠。

Where the Purchaser is an HKPR, or where the Purchaser comprises more than one person, each of them is either an HKPR or a close relative (i.e. spouse, parent, child, brother or sister) of any person constituting the Purchaser who is an HKPR, the Purchaser shall be entitled to a discount which is equivalent to 8.5% of the price of the Property after deduction of all discounts (if any) under 4 (i) and 4(ii) (b).

(2) 如屬任何其他4(ii)(c)(1)以外的情況，買方可獲得該物業在扣除4(i)及4(ii)(b)之折扣(如有)後之價目之15%之折扣優惠。

In any case other than 4(ii)(c)(1), the Purchaser shall be entitled to a discount which is equivalent to 15% of the price of the Property after deduction of all discounts (if any) under 4(i) and 4(ii)(b).

(iii) 可就購買該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 Property

(a) 車位優惠 Car Park Offer

於2014年8月10日(包括當日)或之前簽署臨時買賣合約之首兩名買方，有權以折扣價港幣800,000.00購買不多於一個賣方以下指定之住宅車位：

Each of the first two Purchasers who sign the preliminary agreement for sale and purchase on or before 10th August 2014 shall have an option for purchase of not more than one residential parking space designated by the Vendor as below at a discount price of HK\$800,000.00:

C9, C15, C16 and C35

上述買方須於簽訂該物業的臨時買賣合約的同時決定是否行使以上述折扣價購買上述住宅車位的權利。如上述買方決定不行使以上述折扣價購買上述住宅車位的權利，在簽署該物業的臨時買賣合約之後，該權利將會自動失效，買方不會為此獲得任何補償。一切關於住宅車位銷售之事宜，如有爭議，以賣方最終決定為準。

The said Purchaser shall decide whether to exercise the option for purchase of the said residential parking space at the said discount price upon signing of the preliminary agreement for sale and purchase of the Property.

If the said Purchaser does not opt to exercise the option for purchase of the said residential parking space at the said discount price, the said option shall lapse after the preliminary agreement for sale and purchase of the Property is signed and the said Purchaser shall not be entitled to any compensation therefor. In case of any dispute related to the sale of residential parking spaces, the Vendor's decision shall be final.

(b) 購買8樓B單位或11樓A單位之買家，可於買賣完成時獲贈該單位內現有之傢俱與配備(受相關文件條款及條件限制，該等條款及條件包括但不限於賣方或其代表不會就傢俱與配備作出任何保證，包括對其狀況，品質或效能的保證或提供任何保養)，傢俱與配備將於成交日以“現狀”交予買方。

Purchaser of Flat B on 8/F or Flat A on 11/F shall receive the furniture and chattels currently displayed at the unit on completion of the sale and purchase as gifts (subject to the terms and conditions of the relevant documentation, which said terms and conditions including (without limitation) the followings : No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or fitness of any of the furniture and chattels or as to whether any of the furniture and chattels are or will be in working condition or whether any warranty of the furniture and chattels is provided). The furniture and chattels will be delivered to Purchaser upon completion on an "as is" condition.

(c) HK\$2,500,000 傢俬現金津貼 HK\$2,500,000 Furniture Cash Allowance

該物業的買方可以獲得由賣方發放之港幣 HK\$2,500,000 的傢俬現金津貼。該現金津貼會於買方付清成交金額全數和所有其他交易款項及根據買賣合約完成交易後受約於三十天內發出給予買方。

The Purchaser of the Property is entitled to receive a furniture cash allowance of HK\$2,500,000 given by the Vendor. The Vendor will pay the cash allowance to the purchaser within 30 days after the Purchaser shall have settled the full amount of Transaction Price and all other charges payable upon completion and shall have completed the purchase according to the agreement for sale and purchase.

(d) 買方可享以下備用第二按揭貸款 Standby Second Mortgage loan is available to the Purchaser

「備用第二按揭」貸款條款 Terms for “Standby Second Mortgage”

買方可向賣方指定銀行("第一按揭銀主")申請第一按揭貸款，並同時受約於取得第一按揭銀主的書面同意的前提下，向賣方相聯公司("二按揭銀主")申請最高達成交金額20%之第二按揭貸款，惟買方必需遵守下列第二按揭條款：

The Purchaser can apply for a first mortgage with the Vendor's designated bank ("First Mortgagee") and can, subject to the First Mortgagee's written consent, apply for a second mortgage loan of an amount of up to 20% of the Transaction Price from associated company of the Vendor ("Second Mortgagee") subject to the following conditions of the second mortgage:

1) 買方必須於申請該第二按揭貸款不少於60天前以書面通知賣方或其相聯公司。

The Purchaser shall serve a written notice to the Second Mortgagee not less than 60 days before making such application to the Second Mortgagee for the second mortgage loan.

2) 買方須先獲取第一按揭銀主書面同意該物業作第二按揭，並能出示足夠文件證明第一及第二按揭之每月總還款額不超過其每月總收入之一半。

The Purchaser shall have obtained the prior written consent of the First Mortgagee to the creation of the second mortgage and shall provide satisfactory documents to prove that the total amount of monthly repayment of both the first and second mortgages shall not be greater than 50% of the Purchaser's monthly income.

3) 第二按揭貸款的年期不可長於第一按揭貸款之年期，並以 20 年為上限。

The term of the second mortgage loan shall not be longer than the term of the first mortgage loan and in any event shall not exceed 20 years.

4) 第二按揭貸款的利率以「香港上海滙豐銀行有限公司不時變更之最優惠利率」加百分之一計算。

The interest rate of the second mortgage loan shall be calculated at 1% above the best lending rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time.

5) 不設免供免息。

No deferred payment schedule for principal repayment and no interest free period.

6) 所有第二按揭之法律文件必須由賣方的指定律師行代表二按揭銀主辦理，並由買方負責有關律師費用及雜費。買方應就第二按揭及其涉及的印花稅問題(如有)尋求獨立法律意見。

All legal documents of the second mortgage shall be prepared and handled by the Vendor's designated solicitors who act for the Second Mortgage and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser is advised to seek independent legal advice thereon including the stamp duty issue, if any.

7) 賣方保留批核第二按揭貸款之權利。

The Vendor reserves the right to decide whether or not to approve the second mortgage loan.

(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有關購買該物業的所有法律文件，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。如買方選擇另聘代表律師作為買方之代表律師處理其購買該物業，買賣雙方須各自負責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 of the Property, 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 of the Property, 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.

買方需支付所有印花稅包括但不限於從價印花稅，買家印花稅*及額外印花稅>(*如適用)

All stamp duty payments including, without limitation, Ad Valorem Stamp Duty, Buyers' Stamp Duty* and Special Stamp Duty* payments will be borne by the Purchaser (*if applicable)

(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、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, 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 the Property.

- (5) 賣方已委任地產代理在該物業的出售過程中行事：中原地產代理有限公司、世紀21測量行有限公司、高力國際物業顧問(香港)有限公司、香港置業(地產代理)有限公司、仲量聯行、領域佳士得國際地產、領高地產代理有限公司、美聯物業、利嘉閣地產有限公司、第一太平戴維斯、萊坊。

請注意：任何人可委任任何地產代理在購買該物業的過程中行事，但亦可以不委任任何地產代理。

The vendor has appointed estate agents to act in the sale of any Property: Centaline Property Agency Limited, Century 21 Surveyors Limited and Franchisees,

Colliers International (Hong Kong) Limited, Hong Kong Property Services (Agency) Ltd, Jones Lang LaSalle Limited, Landscape Realty Limited, Leading Properties Agency Limited, Midland Realty,

Ricacorp Properties Limited, Savills (Hong Kong) Limited, Knight Frank.

Please note that a person may appoint any estate agent to act in the purchase of any Property. 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.Chantilly.com.hk>

The address of the website designated by the vendor for the development is: <http://www.Chantilly.com.hk>