

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	TWELVE PEAKS	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	加列山道12號 12 Mount Kellett 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)	12		

印製日期 Date of Printing	價單編號 Number of Price List
06 August 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 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
無 NIL	無 NIL	價錢 Price 無 NIL

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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.)									
				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	433.004 (4,661) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	819,100,000	1,891,668 (175,735)	20.398 (220)	-	-	25.348 (273)	415.987 (4,478)	85.207 (917)	75.543 (813)	8.249 (89)	-	-
2	389.934 (4,197) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	496,600,000	1,273,549 (118,323)	21.645 (233)	-	-	10.022 (108)	258.867 (2,786)	67.350 (725)	78.555 (846)	5.049 (54)	-	-
3	446.410 (4,805) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	753,800,000	1,688,582 (156,878)	11.769 (127)	-	-	23.387 (252)	267.901 (2,884)	280.054 (3,015)	75.927 (817)	8.249 (89)	-	-
5	404.958 (4,359) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	510,700,000	1,261,118 (117,160)	23.940 (258)	-	-	10.022 (108)	169.167 (1,821)	56.271 (606)	78.278 (843)	5.049 (54)	-	-
6	393.999 (4,241) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	521,700,000	1,324,115 (123,013)	18.748 (202)	-	-	9.199 (99)	236.132 (2,542)	63.715 (686)	77.073 (830)	8.249 (89)	-	-
7	401.971 (4,327) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	506,900,000	1,261,036 (117,148)	16.100 (173)	-	-	9.199 (99)	215.240 (2,317)	57.629 (620)	77.073 (830)	8.249 (89)	-	-
8	444.470 (4,784) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	728,600,000	1,639,256 (152,299)	16.196 (174)	-	-	23.387 (252)	268.357 (2,889)	45.876 (494)	75.927 (817)	8.253 (89)	-	-
9	339.737 (3,657) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	399,100,000	1,174,732 (109,133)	6.438 (69)	-	-	0.984 (11)	182.256 (1,962)	64.930 (699)	66.790 (719)	8.400 (90)	-	-

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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 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
10	347.842 (3,744) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	418,400,000	1,202,845 (111,752)	6.438 (69)	-	-	0.984 (11)	172.694 (1,859)	55.320 (595)	66.790 (719)	8.400 (90)	-	-
11	349.255 (3,759) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	404,200,000	1,157,321 (107,529)	6.438 (69)	-	-	0.984 (11)	207.884 (2,238)	47.209 (508)	66.790 (719)	8.400 (90)	-	-
12	350.309 (3,771) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	425,400,000	1,214,356 (112,808)	6.438 (69)	-	-	0.984 (11)	205.401 (2,211)	48.246 (519)	66.790 (719)	8.400 (90)	-	-
15	346.644 (3,731) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	393,400,000	1,134,882 (105,441)	6.438 (69)	-	-	0.984 (11)	167.451 (1,802)	52.386 (564)	66.790 (719)	8.400 (90)	-	-

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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，以了解該發展項目的資料。

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.

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(4) (i) 支付條款 The Terms of Payment

註: 在第(4)(A)段中, 『售價』指本價單第二部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。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的付款計劃。

Note: In paragraph (4)(A), “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. The Purchaser must choose the same payment plan for all residential properties purchased under the same preliminary agreement for sale and purchase.

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\$15,000,000 銀行本票以支付部份臨時訂金, 抬頭請寫『孖士打律師行』。請另備支票以繳付臨時訂金之餘額。

The Purchaser 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\$15,000,000 made payable to “Mayer Brown JSM” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

**A) 150 日現金優惠付款計劃 (照售價減3%) 150-day Cash Payment Plan (3% discount on the price)**

1. 買方須於簽署臨時買賣合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署買賣合約。  
A 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 within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 買方簽署臨時買賣合約的日期後 60 日內再付樓價5%作為加付訂金。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價90%即樓價餘款於買方簽署臨時買賣合約的日期後150日內繳付或於完成住宅物業買賣的交易時付清, 以較早者為準。**住宅物業買賣的交易完成日不得早於簽署臨時買賣合約的日期後的100日。**  
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 150 days after the date of signing of the preliminary agreement for sale and purchase or upon completion of the sale and purchase of the residential property, whichever is the earlier. **The completion of the sale and purchase of the residential property shall not take place earlier than 100 days after the date of signing of the preliminary agreement for sale and purchase.**

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**B) 240日現金付款計劃 (照訂價) 240-day Cash Payment Plan (the Price)**

1. 買方須於簽署臨時買賣合約時繳付相等於樓價5%之金額作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署買賣合約。  
A 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 within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 買方簽署臨時買賣合約的日期後 60 日內再付樓價5%作為加付訂金。  
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 買方簽署臨時買賣合約的日期後 90 日內再付樓價5%。  
5% of the purchase price shall be paid by the Purchaser within 90 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價85%即樓價餘款於買方簽署臨時買賣合約的日期後240日內繳付或於完成住宅物業買賣的交易時付清，以較早者為準。**住宅物業買賣的交易完成日不得早於簽署臨時買賣合約的日期後的100日。**  
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 240 days after the date of signing of the preliminary agreement for sale and purchase or upon completion of the sale and purchase of the residential property, whichever is the earlier. **The completion of the sale and purchase of the residential property shall not take place earlier than 100 days after the date of signing of the preliminary agreement for sale and purchase.**

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(ii) 售價獲得折扣的基礎

The basis on which any discount on the price is available

請參照上述支付條款。

Please refer to the above terms of payment.

(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. 印花稅現金優惠

Stamp Duty Cash Benefit

1. 買家印花稅現金優惠 BSD Cash Benefit

如買方須就購買住宅物業支付買家印花稅，在買方按住宅物業的買賣合約完成買賣交易及繳付所有印花稅後，買方可獲賣方提供相等於住宅物業的樓價(以買賣合約上訂明的樓價為準)11.75%的現金優惠(四捨五入至整數)(「買家印花稅現金優惠」)。

If the Purchaser is required to pay buyer's stamp duty for the purchase of the residential property, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase and paid all stamp duty, the Purchaser shall be entitled to a cash benefit offered by the Vendor in the sum equivalent to 11.75% of the purchase price of the residential property as stated in the agreement for sale and purchase (rounded off to the nearest integer) ("BSD Cash Benefit").

在賣方支付買家印花稅現金優惠後，如買方實際無須支付買家印花稅，買方須將賣方支付的買家印花稅現金優惠之部份(相等於買家印花稅現金優惠與從價印花稅現金優惠之差額，即樓價 3.25%)退回給賣方。為免疑慮，屆時買方將不會獲賣方提供從價印花稅現金優惠。

After the Vendor has paid the BSD Cash Benefit, if in fact the Purchaser is not required to pay buyer's stamp duty, the Purchaser has to refund part of the BSD Cash Benefit paid by the Vendor (equivalent to the difference between BSD Cash Benefit and AVD Cash Benefit, i.e. 3.25% of the purchase price) to the Vendor. For the avoidance of doubt, in such event, the Purchaser will not be entitled to the AVD Cash Benefit.

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### 從價印花稅現金優惠 AVD Cash Benefit

如買方無須就購買住宅物業支付買家印花稅，在買方按住宅物業的買賣合約並完成買賣交易及繳付所有印花稅後，買方可獲得賣方提供相等於住宅物業的樓價(以買賣合約上訂明的樓價為準)8.5%的現金優惠(四捨五入至整數)(「從價印花稅現金優惠」)。

If the Purchaser is not required to pay buyer's stamp duty for the purchase of the residential property, after the Purchaser has completed the sale and purchase of the residential property in accordance with the agreement for sale and purchase and paid all stamp duty, the Purchaser shall be entitled to a cash benefit offered by the Vendor in the sum equivalent to 8.5% of the purchase price of the residential property as stated in the agreement for sale and purchase (rounded off to the nearest integer) ("AVD Cash Benefit").

2. 買方須於住宅物業的買賣交易日前最少 21 日以書面方式 (連同就買賣合約應付的所有印花稅的**正式繳付收據**) 向賣方申請印花稅現金優惠，賣方會於收到申請並確認有關資料無誤後將印花稅現金優惠直接用於支付部份樓價餘額。  
The Purchaser shall apply to the Vendor in writing (together with the **official receipt(s)** for payment of all stamp duty payable on the agreement for sale and purchase) for the Stamp Duty Cash Benefit at least 21 days before the date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information, the Vendor will apply the Stamp Duty Cash Benefit to part payment of the balance of the purchase price directly.
3. 如買家印花稅現金優惠及從價印花稅現金優惠均適用於買方，買方只可從中選擇其中之一。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的優惠。賣方保留絕對酌情權決定買方是否符合獲得買家印花稅現金優惠及/或從價印花稅現金優惠的資格。  
**If both BSD Cash Benefit and AVD Cash Benefit are applicable to the Purchaser, the Purchaser must select only either one of them.** The Purchaser must choose the same benefit for all residential properties purchased under the same preliminary agreement for sale and purchase. The Vendor reserves the absolute discretion to determine whether a Purchaser is eligible for BSD Cash Benefit and/or AVD Cash Benefit.
4. 印花稅現金優惠受其他條款及細則約束。  
**Stamp Duty Cash Benefit is subject to other terms and conditions.**

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- B. 購買本發展項目的 1 號洋房、6 號洋房、10 號洋房或 12 號洋房之買方，可免費獲贈分別於該等洋房現有展示及安放之傢俱和物件。賣方或其代表不會就該等傢俱和物件作出任何保證或陳述，更不會就其狀況及狀態、品質或性能或其他方面及其是否或將會否在可運作狀況作出任何保證或陳述。傢俱和物件將於成交日以『現狀』及『屆時之現狀』在該有關洋房交予買方。買方應於購買有關指明住宅物業前先安排其委任之專家及專業人員全面檢查該等傢俱和物件。任何情況下，買方不得就該等傢俱和物件提出任何異議或質詢。

Purchaser of House 1, House 6, House 10 or House 12 of the Development will be given the furniture and chattels currently displayed and placed at the respective houses free of charge. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards such furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of such furniture and chattels or as to whether any of such furniture and chattels are or will be in working condition. The said furniture and chattels will be delivered at the relevant houses to Purchaser upon completion on an “as-is” and “the then as-is” condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the said furniture and chattels before purchasing the specified residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the said furniture and chattels.

- C. 首 3 年保養優惠

First 3 Years Maintenance Offer

在不減損買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 3 年保養優惠受其他條款及細則約束。

Without derogation from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property caused otherwise than by the act or neglect of any person. The First 3 Years Maintenance Offer is subject to other terms and conditions.

- (iv) 誰人負責支付買賣該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. 如買方選用賣方之代表律師作為買方之代表律師同時處理其買賣合約及轉讓契等法律文件、及如有關按揭由賣方律師辦理，賣方同意為買方支付買賣合約及轉讓契兩項(但不包括按揭)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 and if the relevant mortgage(s) is/are prepared by the Vendor's solicitors, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment but not the mortgage(s).

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- b. 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轉讓契兩項法律文件之律師費用。

If the Purchaser 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 shall pay his own solicitors' legal costs in respect of the agreement for sale and purchase and the assignment.

- c. 買方須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、任何從價印花稅、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 ad valorem stamp duty, special 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.

- (v) 買方須為就買賣該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

製作、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、所購住宅物業的業權契據及文件認證副本之費用、所購住宅物業的買賣合約及轉讓契之圖則費，所購住宅物業的按揭(如有)之律師費用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律師費用及其他實際支出，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 ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of the title deeds and documents of the residential property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

Price List No. 1

- (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：  
Agent appointed by the Vendor:

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

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

HONG YIP SERVICE CO LTD 康業服務有限公司

JONES LANG LASALLE LTD 仲量聯行

KAI SHING (REA) LIMITED 啟勝地產代理有限公司

KNIGHT FRANK HONG KONG LIMITED 萊坊(香港)有限公司

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

RICACORP PROPERTIES LIMITED 利嘉閣地產有限公司

SAVILLS REALTY LIMITED 第一太平戴維斯住宅代理有限公司

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.twelvepeaks.com.hk**

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

Price List No. 1