

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	帝灣居 Royal Cove	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	嘉和里山路2號 2 Ka Wo Li Hill 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)			27

印製日期 Date of Printing	價單編號 Number of Price List
24/06/2020	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			實用面積 (包括露台，工作平台及陽台 (如有)) 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.)									
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
大廈 Tower	地下 G/F	C	94.698 (1,019) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	14,386,000	151,915 (14,118)	-	-	-	7.379 (79)	-	-	-	-	-	-
	地下 G/F	D	118.685 (1,278) 露台 Balcony: - (-); 工作平台 Utility Platform: - (-)	18,655,000	157,181 (14,597)	-	-	-	10.632 (114)	-	-	-	-	-	-
	1 樓 1/F	A	119.449 (1,286) 露台 Balcony: 4.573 (49); 工作平台 Utility Platform: - (-)	17,697,000	148,155 (13,761)	-	-	-	-	-	-	-	-	-	-
	1 樓 1/F	B	83.087 (894) 露台 Balcony: 3.709 (40); 工作平台 Utility Platform: - (-)	12,002,000	144,451 (13,425)	-	-	-	-	-	-	-	-	-	-
	1 樓 1/F	C	82.422 (887) 露台 Balcony: 3.504 (38); 工作平台 Utility Platform: - (-)	12,085,000	146,623 (13,625)	-	-	-	-	-	-	-	-	-	-
	1 樓 1/F	D	123.489 (1,329) 露台 Balcony: 4.804 (52); 工作平台 Utility Platform: - (-)	18,470,000	149,568 (13,898)	-	-	-	-	-	-	-	-	-	-
	2 樓 2/F	A	119.449 (1,286) 露台 Balcony: 4.573 (49); 工作平台 Utility Platform: - (-)	17,874,000	149,637 (13,899)	-	-	-	-	-	-	-	-	-	-
	2 樓 2/F	B	83.087 (894) 露台 Balcony: 3.709 (40); 工作平台 Utility Platform: - (-)	12,180,000	146,593 (13,624)	-	-	-	-	-	-	-	-	-	-
	2 樓 2/F	C	82.422 (887) 露台 Balcony: 3.504 (38); 工作平台 Utility Platform: - (-)	12,206,000	148,092 (13,761)	-	-	-	-	-	-	-	-	-	-

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
大廈 Tower	2 樓 2/F	D	123.489 (1,329) 露台 Balcony: 4.804 (52); 工作平台 Utility Platform: - (-)	18,654,000	151,058 (14,036)	-	-	-	-	-	-	-	-	-	-
	3 樓 3/F	A	119.449 (1,286) 露台 Balcony: 4.573 (49); 工作平台 Utility Platform: - (-)	18,322,000	153,388 (14,247)	-	-	-	-	-	-	-	-	-	-
	3 樓 3/F	B	83.087 (894) 露台 Balcony: 3.709 (40); 工作平台 Utility Platform: - (-)	12,485,000	150,264 (13,965)	-	-	-	-	-	-	-	-	-	-
	3 樓 3/F	C	82.422 (887) 露台 Balcony: 3.504 (38); 工作平台 Utility Platform: - (-)	12,511,000	151,792 (14,105)	-	-	-	-	-	-	-	-	-	-
	3 樓 3/F	D	123.489 (1,329) 露台 Balcony: 4.804 (52); 工作平台 Utility Platform: - (-)	19,122,000	154,848 (14,388)	-	-	-	-	-	-	-	-	-	-
	5 樓 5/F	A	119.449 (1,286) 露台 Balcony: 4.573 (49); 工作平台 Utility Platform: - (-)	18,871,000	157,984 (14,674)	-	-	-	-	-	-	-	-	-	-
	5 樓 5/F	B	85.770 (923) 露台 Balcony: 6.392 (69); 工作平台 Utility Platform: - (-)	13,276,000	154,786 (14,384)	-	-	-	-	-	-	-	-	-	-
	5 樓 5/F	C	85.105 (916) 露台 Balcony: 6.187 (67); 工作平台 Utility Platform: - (-)	13,308,000	156,372 (14,528)	-	-	-	-	-	-	-	-	-	-
	5 樓 5/F	D	123.489 (1,329) 露台 Balcony: 4.804 (52); 工作平台 Utility Platform: - (-)	19,694,000	159,480 (14,819)	-	-	-	-	-	-	-	-	-	-

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
大廈 Tower	6 樓 6/F	A	119,449 (1,286) 露台 Balcony: 4.573 (49); 工作平台 Utility Platform: - (-)	24,939,000	208,784 (19,393)	-	-	-	-	-	-	97.541 (1,050)	-	-	-
	6 樓 6/F	B	85.77 (923) 露台 Balcony: 6.392 (69); 工作平台 Utility Platform: - (-)	17,605,000	205,258 (19,074)	-	-	-	-	-	-	74.827 (805)	-	-	-
	6 樓 6/F	C	85.105 (916) 露台 Balcony: 6.187 (67); 工作平台 Utility Platform: - (-)	17,587,000	206,651 (19,200)	-	-	-	-	-	-	73.325 (789)	-	-	-
	6 樓 6/F	D	123.489 (1,329) 露台 Balcony: 4.804 (52); 工作平台 Utility Platform: - (-)	26,161,000	211,849 (19,685)	-	-	-	-	-	-	108.100 (1,164)	-	-	-

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:

附註：於本第4段內，「售價」指本價單第二部份中所列之住宅物業之價目，「成交金額」指臨時買賣合約（「臨時合約」）及正式買賣合約（「正式合約」）所列之住宅物業之買價（即按售價經計算適用支付條款及折扣（如有）後之買價）。按售價經計算適用支付條款及折扣（如有）後得出之價目，將以四捨五入方式換算至千位數以作為成交金額。

Note: In this part 4, "Price" means the price of the residential property set out in Part 2 of this Price List, and "Transaction Price" means the purchase price of the residential property set out in the preliminary agreement for sale and purchase ("PASP") and formal agreement for sale and purchase ("ASP"), i.e. the purchase price after applying the applicable payment terms and discount(s)(if any) on the Price. The price obtained after applying the applicable payment terms and discount(s)(if any) on the Price will be rounded to the nearest thousand (i.e. if the hundredth digit of the price obtained is 5 or above, the price is rounded up to the nearest thousand or if the hundredth digit of the price obtained is 4 or below, the price is rounded down to the nearest thousand) to determine the Transaction Price.

買家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。購買大廈單位之買家請帶備港幣\$100,000之銀行本票以支付部份臨時訂金，另請備支票以繳付臨時訂金之餘額。銀行本票及支票抬頭請寫「高李葉律師行」。

Upon signing the PASP, Purchaser(s) shall pay a preliminary deposit equivalent to 5% of the Transaction Price. Purchaser(s) of Tower unit please bring along a cashier order of HK\$100,000 for part payment of the preliminary deposit, and please also prepare a cheque for payment of the balance of the preliminary deposit. Both cashier order and cheque should be made payable to "Kao, Lee & Yip Solicitors".

(A) **60天付款計劃 (4%的售價折扣優惠)**

60 Days Payment Plan (4% discount on the Price)

1. 成交金額5% (臨時訂金)於簽立臨時合約時支付。
5% of the Transaction Price (preliminary deposit) shall be paid upon signing of the PASP.
2. 成交金額5% (加付訂金) 於簽立正式合約時支付。
5% of the Transaction Price (further deposit) shall be paid upon signing of the ASP.
3. 成交金額90% (成交金額餘額)於簽立臨時合約的日期後60天內支付。
90% of the Transaction Price (balance of Transaction Price) shall be paid within 60 days after the date of signing of the PASP.

(B) 90天付款計劃 (2%的售價折扣優惠)

90 Days Payment Plan (2% discount on the Price)

1. 成交金額5% (臨時訂金)於簽立臨時合約時支付。
5% of the Transaction Price (preliminary deposit) shall be paid upon signing of the PASP.
2. 成交金額5% (加付訂金) 於簽立正式合約時支付。
5% of the Transaction Price (further deposit) shall be paid upon signing of the ASP.
3. 成交金額90% (成交金額餘額)於簽立臨時合約的日期後90天內支付。
90% of the Transaction Price (balance of Transaction Price) shall be paid within 90 days after the date of signing of the PASP.

(C) 120天付款計劃 (依照售價)

120 Days Payment Plan (in accordance with the Price)

1. 成交金額5% (臨時訂金)於簽立臨時合約時支付。
5% of the Transaction Price (preliminary deposit) shall be paid upon signing of the PASP.
2. 成交金額5% (加付訂金) 於簽立正式合約時支付。
5% of the Transaction Price (further deposit) shall be paid upon signing of the ASP.
3. 成交金額90% (成交金額餘額)於簽立臨時合約的日期後120天內支付。
90% of the Transaction Price (balance of Transaction Price) shall be paid within 120 days after the date of signing of the PASP.

(ii) 售價獲得折扣的基礎:

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

(A) 付款計劃折扣

Payment Plan Discount

- (I) 選擇以上第4(i)(A)段指定的付款計劃(60天付款計劃)之買方可獲4%的售價折扣優惠。
Purchaser who selects the payment plan specified in paragraph 4(i)(A) (60 Days Payment Plan) above will be offered 4% discount on the Price.
- (II) 選擇以上第4(i)(B)段指定的付款計劃(90天付款計劃)之買方可獲2%的售價折扣優惠。
Purchaser who selects the payment plan specified in paragraph 4(i)(B) (90 Days Payment Plan) above will be offered 2% discount on the Price.

- (iii) 可就購買該發展項目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:

見第4(i)及4(ii)段。

See paragraphs 4(i) and 4(ii).

- (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) 如買方聘用賣方指定之代表律師作為買方之代表律師同時處理與指明住宅物業的購買相關之所有法律文件，則賣方同意為買方支付指明住宅物業的正式合約及轉讓契相關之律師費，惟買方須承擔與按揭相關之法律費用及雜費。假如任何與買賣相關之法律文件並非由賣方律師負責處理，買家須支付指明住宅物業的正式買賣合約及轉讓契之律師費。

If the Purchaser appoints the Vendor's solicitors to act for him/her/it in respect of all legal documents in relation to the purchase of the specified residential property, the Vendor agrees to bear the solicitors' fees in respect of the ASP and the assignment of the specified residential property but the Purchaser shall bear the legal costs and disbursements of the mortgage. If any of the legal documents in relation to the purchase is not handled by the Vendor's Solicitors, the legal costs in respect of the ASP and the assignment of the specified residential property shall be payable by the Purchaser.

- (b) 如買方選擇另聘代表律師處理該指明住宅物業的購買，買賣雙方須各自負責其指明住宅物業的買賣的有關律師費。

If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in connection with the purchase of the specified residential property, each of the Vendor and Purchaser shall bear his/her/its own solicitors' fees in connection with the sale and purchase of the specified residential property.

- (c) 買方須單獨承擔及支付所有就該指明住宅物業之買賣應付之印花稅(包括但不限於從價印花稅、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、利息及附加費用等(如有))。

All stamp duty payments (including but not limited to 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(if any)) payable in respect of the sale and purchase of the specified residential property shall be paid and borne by the Purchaser solely.

- (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:

有關其他法律文件之律師費（包括但不限於附加合約及提名書）、有關批地文件、大廈公契及所有其他業權文件之核證費、查冊費、註冊費、圖則費及其他雜費等，

均由買方承擔。

All legal costs and charges in relation to other legal documents (including but not limited to supplemental agreement and nomination), the preparation of certified copies of Government Lease, deed of mutual covenant and all other title documents, search fees, registration fees, plan fees and all other disbursements shall be borne by the Purchaser.

- (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:

華業地產代理有限公司 Wah Yip Real Estate Agency Limited

中原地產代理有限公司 Centaline Property Agency Limited

美聯物業 Midland Realty

利嘉閣地產有限公司 Ricacorp Properties Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Ltd.

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.

- (6) 賣方就發展項目指定的互聯網網站的網址為：

The address of the website designated by the Vendor for the development is:

www.royalcove.com.hk