

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	浚峯 The Hudson	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	爹核士街11 號 No. 11 Davis Street		
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)		134	

印製日期 Date of Printing	價單編號 Number of Price List
6 February 2015	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
-	-	-

第二部分：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				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
浚峯 The Hudson	42	A	50.484 (543) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	15,955,000	316,041 (29,383)	--	1.940 (21)	--	--	--	--	--	--	--	--
	41	A	50.484 (543) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	15,464,000	306,315 (28,479)	--	1.940 (21)	--	--	--	--	--	--	--	--
	40	A	50.484 (543) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	15,270,000	302,472 (28,122)	--	1.940 (21)	--	--	--	--	--	--	--	--
	39	A	50.484 (543) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	15,078,000	298,669 (27,768)	--	1.940 (21)	--	--	--	--	--	--	--	--
	37	A	50.484 (543) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	14,812,000	293,400 (27,278)	--	1.940 (21)	--	--	--	--	--	--	--	--
	36	A	50.484 (543) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	14,689,000	290,963 (27,052)	--	1.940 (21)	--	--	--	--	--	--	--	--
	42	B	30.088 (324) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	9,527,000	316,638 (29,404)	--	--	--	--	--	--	--	--	--	--
	41	B	30.088 (324) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	9,079,000	301,748 (28,022)	--	--	--	--	--	--	--	--	--	--
	42	C	61.205 (659) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	19,757,000	322,800 (29,980)	--	3.540 (38)	--	--	--	--	--	--	--	--
	41	C	61.205 (659) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	19,102,000	312,099 (28,986)	--	3.540 (38)	--	--	--	--	--	--	--	--
	42	D	43.095 (464) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	13,176,000	305,743 (28,397)	--	3.033 (33)	--	--	--	--	--	--	--	--
	41	D	43.095 (464) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	12,837,000	297,877 (27,666)	--	3.033 (33)	--	--	--	--	--	--	--	--
	40	D	43.095 (464) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	12,670,000	294,002 (27,306)	--	3.033 (33)	--	--	--	--	--	--	--	--
	39	D	43.095 (464) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	12,504,000	290,150 (26,948)	--	3.033 (33)	--	--	--	--	--	--	--	--

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

The Terms of Payment

於認購單位時先提供港幣\$200,000，並在簽署臨時買賣合約時補足樓價之5%作為臨時訂金。請備銀行本票抬頭：“羅文錦律師樓”。

A sum of HK\$200,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the purchase price. Please prepare a banker's cashier order in favour of "LO AND LO".

(A) 現金或即時按揭付款計劃 - 120天成交：依照售價減6%(94%)

Cash or Immediate Mortgage Payment Method - 120 days Completion : 6% discount from the price (94%)

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。

5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 5%：於買方簽署臨時買賣合約後30天內支付。

5% of purchase price : shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 90%：於買方簽署臨時買賣合約後120天內支付。

90% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

(B) 即供二按計劃：依照售價減5%(95%)

只提供予第一手私人名義買家

Immediate Second Mortgage Payment Method : 5% discount from the price (95%)

This method is only available to the first hand private individual purchasers

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5%：於買方簽署臨時買賣合約後30天內支付。
5% of purchase price : shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 90%：於買方簽署臨時買賣合約後120天內支付；「特約銀行」提供即供首按；並由賣方安排財務公司提供第二按揭(第二按揭金額最高為樓價三成，首按加二按合共提供不超過樓價九成按揭)，買方於簽署臨時買賣合約後120天內起息供分期，第二按揭首二十四個月之利率按香港上海匯豐銀行之港元最優惠利率(後稱“優惠利率”)減2%(P-2%p.a.)計算，其後全期按優惠利率計算，利率浮動，必須於買方獲「特約銀行」同意承做第一按揭後方成立。
90% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase; “designated bank” offer first mortgage loan, second mortgage loan will be offered by finance company arranged by the Vendor (the maximum amount of second mortgage offered shall not exceed 30% of the purchase price, and the total amount of first mortgage and second mortgage offered shall not exceed 90% of the purchase price). Purchasers will have to pay monthly instalments within 120 days from signing of the Preliminary Agreement for Sale and Purchase and interest on second mortgage loan will be calculated at 2% below the Hong Kong Dollar Prime Rate (P-2%p.a.) as quoted by Hong Kong and Shanghai Banking Corporation Limited (“the Hong Kong Dollar Prime Rate”) from time to time for the first 24 months and thereafter at the Hong Kong Dollar Prime Rate, subject to fluctuation. The second mortgage is subject to the “designated bank” offering the first mortgage loan mentioned above.

(C) 建築期付款計劃：依照售價(100%)

Stage Payment Plan : in accordance with the Price (100%)

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5%：於買方簽署臨時買賣合約後30天內支付。
5% of purchase price : shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價 5%：於買方簽署臨時買賣合約後120天內支付。
5% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.
4. 樓價 5%：於買方簽署臨時買賣合約後210天內支付。
5% of purchase price : shall be paid by the Purchaser within 210 days after signing of the Preliminary Agreement for Sale and Purchase.
5. 樓價 80%：於賣方發出入伙通知信起14天內支付。
80% of purchase price : shall be paid by the Purchaser within 14 days from the date on which the Vendor issues notice to complete.

(ii) 售價獲得折扣的基礎:

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

除根據(4)(i)所列之相應售價折扣外，買方還可享用以下折扣優惠：

In addition to the corresponding discount on the Price that is listed in (4)(i), a purchaser shall be offered discounts as listed below:

1. 「恒地會」會員優惠

Privilege for "Henderson Club" member

在簽署臨時買賣合約當日，買方如屬「恒地會」會員，可獲2%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「恒地會」會員，方可享此折扣優惠。

A 2% discount on the Price would be offered to the Purchaser who is a "Henderson Club" member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a "Henderson Club" member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2. 「印花稅津貼」優惠

"Subsidy of Stamp Duty" Benefit

可就該指明住宅物業獲得5%售價折扣作為「印花稅津貼」優惠。

A 5% discount from the Price would be offered to the Purchaser as the "Subsidy of Stamp Duty" benefit.

(iii) 可就購買該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

1. 「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業(並非經由其他地產代理公司中介成交)，於簽契入伙後可獲贈首24個月管理費。

(如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得此優惠。)

Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given management fees for the period of 24 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get this benefit.)

2. 提前付清樓價優惠

Early Settlement Benefit

如選擇上述(4)(i)(C)付款計劃之買方提前於買賣合約訂明的付款日期之前付清樓價，可根據以下列表獲賣方送出提前付清樓價優惠(「提前付清樓價優惠」)。

Where the Purchaser chooses the (4) (i) (C) payment plan and settles the purchase price in advance of the date of payment specified in the Agreement for Sale and Purchase, the Purchaser shall be entitled to an Early Settlement Benefit ("Early Settlement Benefit") offered by the Vendor according to the table below.

提前付清樓價優惠列表

Early Settlement Benefit Table

付清樓價日期 Date of settlement of the purchase price	提前付清樓價優惠金額 Early Settlement Benefit amount
簽署臨時買賣合約的日期後120日內 Within 120 days after the date of signing of the Preliminary Agreement for Sale and Purchase	樓價5% 5% of the purchase price
簽署臨時買賣合約的日期後121日至210日內 Within the period from 121 days to 210 days after the date of signing of the Preliminary Agreement for Sale and Purchase	樓價4% 4% of the purchase price
簽署臨時買賣合約的日期後211日至270日內 Within the period from 211 days to 270 days after the date of signing of the Preliminary Agreement for Sale and Purchase	樓價3% 3% of the purchase price

備註Remarks:

(a) 買方須於提前付清樓價後14日內，以書面向賣方提出申請提前付清樓價優惠。賣方會於收到通知並確認有關資料(包括買方付清所有樓價)無誤後的45日內將提前付清樓價優惠付予買方。

The Purchaser shall apply to the Vendor in writing for the Early Settlement Benefit within 14 days after the early settlement of the purchase price. The Vendor will pay the Early Settlement Benefit to the Purchaser within 45 days after the Vendor has received the written application and duly verified the relevant information, including the payment by the Purchaser of the full amount of purchase price.

(b) 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如提前付清樓價優惠列表中訂明的每個付清樓價的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日定為下一個工作日。

The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of each of the periods as set out in the Early Settlement Benefit Table is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

備註 : Note :

- a. 買方於簽署正式買賣合約前，如需更改付款辦法，必須得賣方事先同意，並須在要求下繳付手續費\$7,500及自付有關額外費用。
If a Purchaser wishes to change the payment terms before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of \$7,500 upon demand and all related extra expenses.
- b. 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。
The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.
- c. 有關該物業買賣之印花稅，概由買方支付。
All stamp duty chargeable in relation to the purchase of the Property shall be paid by the Purchaser(s) absolutely.
- d. 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。
If the Purchaser appoints the solicitors firm recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.

- (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:

恒基物業代理有限公司
中原地產代理有限公司
美聯物業代理有限公司
利嘉閣地產有限公司
香港置業(地產代理)有限公司
世紀21測量行有限公司及旗下特許經營商

Henderson Property Agency Limited
Centaline Property Agency Limited
Midland Realty (International) Limited
Ricacorp Properties Limited
Hong Kong Property Services (Agency) Limited
Century 21 Surveyors Limited and Franchisees

第一太平戴維斯住宅代理有限公司
高力國際物業代理有限公司
金豐易居國際置業代理有限公司
香港蘇富比國際物業顧問
領域房地產顧問有限公司

Savills Realty Limited
Colliers International (Hong Kong) Limited
E-House International Estate Agency Ltd.
Hong Kong Sotheby's International Realty
Landscape Realty Limited

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：www.thehudson.com.hk

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