

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	EIGHT KWAI FONG HAPPY VALLEY	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	桂芳街8號 8 Kwai Fong 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)	139 *		

印製日期 Date of Printing	價單編號 Numbering of Price List
19th October 2020	2

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
21st October 2020	2A	沒有 Nil
12th January 2021	2B	沒有 Nil
11th February 2021	2C	沒有 Nil
29th March 2021	2D	沒有 Nil
25th August 2021	2E	沒有 Nil
17th November 2021	2F	✓
17th February 2023	2G	沒有 Nil
3rd March 2023	2H	沒有 Nil
6th April 2023	2I	沒有 Nil

*附註：發展項目共有156個單位，根據一份在2015年9月7日於土地註冊處註冊編號為15100500770017的分劃契約的第二列表第二部分所列出的17個單位並非為賣方所擁有。

*Remark: The Development has a total of 156 units. The 17 units set out in Part II of the Second Schedule to the Deed of Partition dated 7th September 2015 registered at the Land Registry by Memorial No.15100500770017 aren't owned by the Vendor.

Price List No.2I

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, 每平方米) Unit Rate of Saleable Area \$ per sq.ft. 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 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace
EIGHT KWAI FONG HAPPY VALLEY	12	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	14,109,000 14,518,000	369,558 (34,328) 380,271 (35,324)	-	-	-	-	-	-	-	-	-
	12	B	37.327 (402) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,023,000 14,430,000	375,680 (34,883) 386,583 (35,896)	-	-	-	-	-	-	-	-	-
	15	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	14,321,000.00	375,111 (34,844)	-	-	-	-	-	-	-	-	-
	15	B	37.327 (402) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,234,000.00	381,333 (35,408)	-	-	-	-	-	-	-	-	-
	16	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	14,535,000.00	380,717 (35,365)	-	-	-	-	-	-	-	-	-
	16	B	37.327 (402) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,447,000.00	387,039 (35,938)	-	-	-	-	-	-	-	-	-
	17	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	14,754,000.00	386,453 (35,898)	-	-	-	-	-	-	-	-	-
	17	B	37.327 (402) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,664,000.00	392,852 (36,478)	-	-	-	-	-	-	-	-	-

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.ft. 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 Cockloft	平台 Flat Roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace
EIGHT KWAI FONG HAPPY VALLEY	21	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	15,659,000.00	410,158 (38,100)	-	-	-	-	-	-	-	-	-
	21	B	37.327 (402) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,564,000.00	416,964 (38,716)	-	-	-	-	-	-	-	-	-
	22	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	15,894,000.00	416,313 (38,672)	-	-	-	-	-	-	-	-	-
	22	B	37.327 (402) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,797,000.00	423,206 (39,296)	-	-	-	-	-	-	-	-	-
	23	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	16,132,000.00	422,547 (39,251)	-	-	-	-	-	-	-	-	-
	25	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	16,374,000.00	428,886 (39,839)	-	-	-	-	-	-	-	-	-
	26	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	16,620,000.00	435,329 (40,438)	-	-	-	-	-	-	-	-	-
	27	A	38.178 (411) 露台 Balcony: 1.925 (21) 工作平台 Utility Platform: -- (--)	16,869,000.00	441,851 (41,044)	-	-	-	-	-	-	-	-	-

(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：「售價」指本價單第二部份中所列之住宅物業的售價，而「樓價」指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價(即售價經計算相關支付條款及適用折扣後之價錢)。因應不同支付條款及/或折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至千位數作為樓價。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: "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 (or the agreement for sale and purchase or the amended agreement for sale and purchase), i.e. the Purchase Price after applying the relevant terms of payment and applicable discount(s) on the Price. The Price obtained after applying the relevant terms of payment and/or discounts (if any) on the Price will be rounded down to the nearest thousand to determine the Purchase Price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4)(A) 120天成交計劃

120 Days Completion Plan

(i) 支付條款

Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價5%之金額作為臨時訂金，其中港幣\$100,000作為部分臨時訂金必須以銀行本票繳付，臨時訂金的餘款可以銀行本票或支票繳付。所有本票/支票必須由香港持牌銀行所發出，並且抬頭請寫「柯玉華律師事務所」。

The Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000 being part of the preliminary deposit shall be paid by cashier's order(s) and the balance of the preliminary deposit can be paid by cashier's order(s) or cheque(s). All cheque(s)/cashier's order(s) should be issued by a licensed bank in Hong Kong, and should be made payable to "KATHERINE Y. W. OR & CO."

- 1) 樓價 5% (臨時訂金)於買方簽署臨時買賣合約時繳付，正式買賣合約須於買方簽署臨時買賣合約後5個工作日內簽署。
5% of the Purchase Price (preliminary deposit) shall be paid upon the Purchaser's signing of the preliminary agreement for sale and purchase, the formal agreement for sale and purchase must be signed within 5 working days after the Purchaser's signing of the preliminary agreement for sale and purchase.
- 2) 樓價 5% (加付訂金)於買方簽署臨時買賣合約後30天內支付。
5% of the Purchase Price (further deposit) shall be paid within 30 days after the Purchaser's signing of the preliminary agreement for sale and purchase.
- 3) 樓價 90% (樓價餘額)於買方簽署臨時買賣合約後120天內成交時支付。
90% of the Purchase Price (balance of purchase price) shall be paid upon completion within 120 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

- 1) 見第 (4)(A)(i) 段。
See paragraph (4)(A)(i).
- 2) 買家可獲3.5%售價折扣優惠。
The Purchaser will be offered 3.5% discount on the Price.

(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) 見第 (4)(A)(i)及(4)(A)(ii) 段。
See paragraph (4)(A)(i) and (4)(A)(ii).

2) 印花稅津貼
Stamp Duty Allowance

受限於相關交易文件條款及條件(包括但不限於買方須依照臨時買賣合約訂定的日期付清所購買的指明住宅物業的訂金及餘款#)，買方可享有港幣\$100,000元印花稅津貼，賣方會將印花稅津貼直接用於支付部份樓價餘額。

Subject to the terms and conditions of the relevant transaction documents (including without limitation to the condition that the Purchaser shall settle the Further Deposit and the balance of the Transaction Price# in respect of such specified residential properties purchased according to the respective dates stipulated in the preliminary agreement for sale and purchase), the Purchaser shall be entitled to have a Stamp Duty Allowance of HK\$100,000.00, the Vendor will apply the Stamp Duty Allowance for part payment of the balance of the purchase price directly.

3) 尊尚置業津貼
Prestige Property Allowance

受限於相關交易文件條款及條件(包括但不限於買方須依照臨時買賣合約訂定的日期付清所購買的指明住宅物業的訂金及餘款#)，買方可享有港幣\$700,000元尊尚置業津貼，賣方會將尊尚置業津貼直接用於支付部份樓價餘額。

Subject to the terms and conditions of the relevant transaction documents (including without limitation to the condition that the Purchaser shall settle the Further Deposit and the balance of the Transaction Price# in respect of such specified residential properties purchased according to the respective dates stipulated in the preliminary agreement for sale and purchase), the Purchaser shall be entitled to have a Prestige Property Allowance of HK\$700,000.00, the Vendor will apply the Prestige Property Allowance for part payment of the balance of the purchase price directly.

4) 家居配置回贈
Home Appliances Rebate

受限於相關交易文件條款及條件(包括但不限於買方須依照臨時買賣合約訂定的日期付清所購買的指明住宅物業的訂金及餘款#)，買方可享有港幣\$100,000元家居配置回贈，賣方會將家居配置回贈直接用於支付部份樓價餘額。

Subject to the terms and conditions of the relevant transaction documents (including without limitation to the condition that the Purchaser shall settle the Further Deposit and the balance of the Transaction Price# in respect of such specified residential properties purchased according to the respective dates stipulated in the preliminary agreement for sale and purchase), the Purchaser shall be entitled to have a Home Appliances Rebate of HK\$100,000.00, the Vendor will apply the Home Appliances Rebate for part payment of the balance of the purchase price directly.

#以賣方代表律師實際收到款項日期計算。所有就購買指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如買方沒有按買賣合約完成購買有關指明住宅物業，印花稅津貼、尊尚置業津貼及家居配置回贈(如有)的全額將須退還給賣方。如有任何爭議，賣方之決定為最終並對買方有約束力。

#The actual date of payment(s) received by the Vendor's solicitors shall be considered as the date of settlement of the relevant payment by the Purchaser. All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. If the Purchaser does not complete the purchase of such specified residential properties in accordance with the agreement for sale and purchase, the full amount of the Stamp Duty Allowance, the Prestige Property Allowance and the Home Appliances Rebate (if any) shall be refunded to the Vendor. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

(4)(B) 360天成交計劃

360 Days Completion Plan

(i) 支付條款

Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價5%之金額作為臨時訂金，其中港幣\$100,000作為部分臨時訂金必須以銀行本票繳付，臨時訂金的餘款可以銀行本票或支票繳付。所有本票/支票必須由香港持牌銀行所發出，並且抬頭請寫「柯玉華律師事務所」。

The Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000 being part of the preliminary deposit shall be paid by cashier's order(s) and the balance of the preliminary deposit can be paid by cashier's order(s) or cheque(s). All cheque(s)/cashier's order(s) should be issued by a licensed bank in Hong Kong, and should be made payable to "KATHERINE Y. W. OR & CO."

- 1) 樓價 5% (臨時訂金)於買方簽署臨時買賣合約時繳付，正式買賣合約須於買方簽署臨時買賣合約後5個工作日內簽署。
5% of the Purchase Price (preliminary deposit) shall be paid upon the Purchaser's signing of the preliminary agreement for sale and purchase, the formal agreement for sale and purchase must be signed within 5 working days after the Purchaser's signing of the preliminary agreement for sale and purchase.
- 2) 樓價 5% (加付訂金)於買方簽署臨時買賣合約後30天內支付。
5% of the Purchase Price (further deposit) shall be paid within 30 days after the Purchaser's signing of the preliminary agreement for sale and purchase.
- 3) 樓價 5% (加付訂金)於買方簽署臨時買賣合約後90天內支付。
5% of the Purchase Price (further deposit) shall be paid within 90 days after the Purchaser's signing of the preliminary agreement for sale and purchase.
- 4) 樓價 85% (樓價餘額)於買方簽署臨時買賣合約後 360天內成交時支付。
85% of the Purchase Price (balance of purchase price) shall be paid upon completion within 360 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

見第 (4)(B)(i) 段。

See paragraph (4)(B)(i).

(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

見第 (4)(B)(i)及(4)(B)(ii) 段。

See paragraph (4)(B)(i) and (4)(B)(ii).

(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

1. 如買方選擇由賣方律師代表買方處理其購買該項目中的指明住宅物業其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括代墊費用，代墊付費用須由買方支付)將獲豁免。

If the Purchaser instructs the Vendor's solicitors to act for him/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase of the specified residential property in the Development, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，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 chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 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有關的罰款、利息及附加費用)及登記費用。

All stamp duty (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) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(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

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱「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認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購住宅的按揭(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 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 and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively 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 agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, 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該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

1. 中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED
2. 美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED
3. 利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED
4. 香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED
5. 香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED
6. 專業地產(跑馬地)有限公司 PROFESSIONAL PROPERTIES (HAPPY VALLEY) LIMITED
7. 富恒物業有限公司 FULL HARVEST PROPERTIES CO., LIMITED
8. 鐫鋒地產代理有限公司 GOLDEN PRIME PROPERTY AGENCY LIMITED
9. 金煌地產代理公司 VIEW MORE ESTATE AGENT CO.
10. 世紀21香港有限公司 CENTURY 21 HONG KONG 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) 賣方就該項目指定的互聯網網站的網址為: <http://www.8kwaifong.com.hk>
The address of the website designated by the Vendor for the Development is: <http://www.8kwaifong.com.hk>