

價單 Price List

第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	映築 The Harmonie	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	青山道233號 233 Castle Peak 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)		337	

印製日期 Date of Printing	價單編號 Number of Price List
4 September 2023	7

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
19 December 2023	7A	--

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 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
映築 The Harmonie	6	B	29.961 (323) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,505,200	183,746 (17,044)	-	-	-	-	-	-	-	-	-	-
	5	B	30.338 (327) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,420,000	178,654 (16,575)	-	-	-	-	-	-	-	-	-	-
	6	C	29.963 (323) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,534,300	184,704 (17,134)	-	-	-	-	-	-	-	-	-	-
	5	C	40.837 (440) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	7,695,600	188,447 (17,490)	-	-	-	-	-	-	-	-	-	-
	6	D	41.490 (447) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	8,001,300	192,849 (17,900)	-	-	-	-	-	-	-	-	-	-
	5	D	47.521 (512) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	9,031,700	190,057 (17,640)	-	-	-	-	-	-	-	-	-	-
	6	E	47.521 (512) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	9,261,100	194,884 (18,088)	-	-	-	-	-	-	-	-	-	-
	5	E	29.968 (323) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,678,700	189,492 (17,581)	-	-	-	-	-	-	-	-	-	-
	6	F	29.968 (323) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,823,400	194,321 (18,029)	-	-	-	-	-	-	-	-	-	-
	5	F	29.968 (323) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,678,700	189,492 (17,581)	-	-	-	-	-	-	-	-	-	-
	6	G	29.968 (323) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,823,400	194,321 (18,029)	-	-	-	-	-	-	-	-	-	-
	5	G	30.769 (331) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,775,600	187,708 (17,449)	-	-	-	-	-	-	-	-	-	-
	6	H	30.769 (331) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,923,600	192,518 (17,896)	-	-	-	-	-	-	-	-	-	-
	5	H	30.572 (329) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,538,100	181,149 (16,833)	-	-	-	-	-	-	-	-	-	-
	6	J	30.572 (329) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,685,400	185,968 (17,281)	-	-	-	-	-	-	-	-	-	-
5	J	29.961 (323) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,389,600	179,887 (16,686)	-	-	-	-	-	-	-	-	-	-	
6	K	29.961 (323) 露台 Balcony: 2.0(22); 工作平台 Utility Platform: -	5,534,300	184,717 (17,134)	-	-	-	-	-	-	-	-	-	-	

價單 7A 號
Price List No. 7A

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：『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。因應相關折扣(如有)按售價計算得出之價目，皆以向下調整至百位數作為樓價。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: "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). The price obtained after applying the relevant discount(s) (if any) 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 the residential properties purchased under the same preliminary agreement for sale and purchase.

(5) (i) 支付條款

The terms of payment

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。其中港幣80,000元作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『孖士打律師行』。

Purchasers 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\$80,000 being part of the preliminary deposit must be paid by a cashier order and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "MAYER BROWN".

(S) 現金付款計劃 - 90天成交：依照售價

*****此計劃只適用於購買5樓及6樓所有住宅物業之買方*****

Cash Payment Plan - 90 days Completion : In accordance with the Price

*****This Plan is only applicable to the Purchaser of all the residential properties on 5/F and 6/F*****

1. 樓價 5%：於買方簽署臨時買賣合約時支付，買方並須於簽署臨時買賣合約後的5個工作日內簽署正式買賣合約。

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

2. 樓價 5%：於簽署正式買賣合約時支付。

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

3. 樓價 90%：於簽署臨時買賣合約後90天內支付。

90% of purchase price : shall be paid within 90 days after 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

(a) 請參閱第(5)(i)段。

Please refer to paragraph (5)(i).

(b) 節慶置業有賞優惠 Homebuyer Discount for the Festival:

*****此售價折扣只適用於購買6樓E單位*****

*****This discount on the Price is only applicable to Purchasers of Unit E on 6/F*****

買方可獲額外7%售價折扣優惠作為「節慶置業有賞優惠」。

An extra 7% discount on the Price would be offered to the Purchasers as the "Homebuyer Discount for the Festival".

(iii) 可就購買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

無

Nil.

(iv) 誰人負責支付買賣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

1. 買方到自行聘用之律師行辦理購買住宅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 residential property.

2. 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(除業權契據及文件副本核證費用、公契事務費、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 and documents, costs of 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.

3. 有關該住宅物業買賣之印花稅(包括但不限於從價印花稅、買家印花稅、額外印花稅(如有)等)，概由買方支付。

All stamp duty (including but not limited to ad valorem stamp duty, buyer's stamp duty, special stamp duty (if any) and etc.) chargeable in relation to the purchase of the residential property shall be paid by the Purchaser(s) absolutely.

- (6) 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:

恒基物業代理有限公司
Henderson Propoerty Agency Limited

請注意：任何人可委任任何地產代理在購買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.

- (7) 賣方就發展項目指定的互聯網網站的網址為：www.theharmonie.com.hk。
The address of the website designated by the Vendor for the Development is: www.theharmonie.com.hk .