

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	加多利峯 Kadoorie Lookout	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	九龍亞皆老街110號 No. 110 Argyle Street, Kowloon		
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)			55

印製日期 Date of Printing	價單編號 Number of Price List
11/11/2015	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
7/9/2016	2A	
23/12/2016	2B	

價單第2B號
Price List No. 2B

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方呎)	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.)									
樓層 Floor	單位 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per 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
6	A*	81.469 (877) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0)	21,165,000	259,792 (24,133)	--	1.941 (21)	--	45.352 (488)	--	--	--	--	--	--
6	B*	85.221 (917) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0)	22,889,000	268,584 (24,961)	--	2.563 (28)	--	29.400 (316)	--	--	--	--	--	--
6	C	47.476 (511) 露台 Balcony: 0.000 (0); 工作平台 Utility Platform: 0.000 (0)	11,328,000	238,605 (22,168)	--	2.450 (26)	--	3.743 (40)	--	--	--	--	--	--
7	A*	85.419 (919) 露台 Balcony: 2.450 (26); 工作平台 Utility Platform: 1.500 (16)	19,038,000	222,878 (20,716)	--	1.941 (21)	--	--	--	--	--	--	--	--
7	B*	89.221 (960) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	20,038,000	224,588 (20,873)	--	2.563 (28)	--	--	--	--	--	--	--	--
10	A*	85.419 (919) 露台 Balcony: 2.450 (26); 工作平台 Utility Platform: 1.500 (16)	19,708,000	230,722 (21,445)	--	1.941 (21)	--	--	--	--	--	--	--	--
10	B*	89.221 (960) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	20,699,000	231,997 (21,561)	--	2.563 (28)	--	--	--	--	--	--	--	--
15	B*	89.221 (960) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	22,355,000	250,558 (23,286)	--	2.563 (28)	--	--	--	--	--	--	--	--
22	A*	85.419 (919) 露台 Balcony: 2.450 (26); 工作平台 Utility Platform: 1.500 (16)	23,112,000	270,572 (25,149)	--	1.941 (21)	--	--	--	--	--	--	--	--

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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.)									
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
22	B*	89.221 (960) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	23,678,000	265,386 (24,665)	--	2.563 (28)	--	--	--	--	--	--	--	--
23	A*	85.419 (919) 露台 Balcony: 2.450 (26); 工作平台 Utility Platform: 1.500 (16)	23,318,000	272,984 (25,373)	--	1.941 (21)	--	--	--	--	--	--	--	--
23	B*	89.221 (960) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	27,739,000	310,902 (28,895)	--	2.563 (28)	--	--	--	--	--	--	--	--
25	A*	85.419 (919) 露台 Balcony: 2.450 (26); 工作平台 Utility Platform: 1.500 (16)	23,705,000	277,514 (25,794)	--	1.941 (21)	--	--	--	--	--	--	--	--
25	B*	89.221 (960) 露台 Balcony: 2.500 (27); 工作平台 Utility Platform: 1.500 (16)	24,218,000	271,438 (25,227)	--	2.563 (28)	--	--	--	--	--	--	--	--

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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，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) 註：於本第4節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用支付條款及折扣後之價錢），因應不同支付條款及／或折扣按售價計算得出之價目，四捨五入取最近的千位數作為成交金額。

Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and the agreement for sale and purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand to determine the Transaction Price.

支付條款 Terms of payment

買方於簽署臨時買賣合約時須繳付相等於售價5%作為臨時訂金，其中港幣\$300,000.00（如選購C單位）或港幣\$600,000.00（如選購A單位或B單位）須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方律師行“孖士打律師行”。

Purchasers shall pay the preliminary deposit equivalent to 5% of purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$300,000.00 (for Unit C) or HK\$600,000.00 (for Unit A or Unit B) shall be paid by a cashier order and the remaining portion of the preliminary deposit can be paid by cashier order or cheque. All cashier orders or cheques shall be issued by a licensed bank in Hong Kong, and shall be made payable to the vendor's solicitors "MAYER BROWN JSM".

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(a) 90天付款計劃 – 照售價減3%

90-day Payment Plan - 3% discount from the Price

1) 成交金額5%（臨時訂金）於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2) 成交金額 5%（加付訂金）於買方簽署買賣合約時繳付。

5% of the Transaction Price being Further Deposit shall be paid upon signing of the agreement for sale and purchase.

3) 成交金額 5%（加付訂金）於買方簽署買賣合約後30天內繳付。

5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the agreement for sale and purchase.

4) 成交金額 85%於買方簽署臨時買賣合約後90天內繳付。

85% of the Transaction Price shall be paid within 90 days after the Purchaser signing the preliminary agreement for sale and purchase.

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(b) 「升級備用按揭貸款」付款計劃 - 照售價

Advanced Mortgage Plan - the Price

(此優惠只適用於個人買家 This offer is only applicable to purchaser(s) who is individual)

1) 成交金額5% (臨時訂金) 於買方簽署臨時買賣合約時繳付, 買方須於簽署臨時買賣合約的日期後5個工作日內簽署買賣合約。

5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2) 成交金額 5% (加付訂金) 於買方簽署買賣合約時繳付。

5% of the Transaction Price being Further Deposit shall be paid upon signing of the agreement for sale and purchase.

3) 成交金額 5% (加付訂金) 於買方簽署買賣合約後30天內繳付。

5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the agreement for sale and purchase.

4) 成交金額 85% 於買方簽署臨時買賣合約後90天內繳付。

85% of the Transaction Price shall be paid within 90 days after the Purchaser signing the preliminary agreement for sale and purchase.

買方可向「大鴻輝財務有限公司」或賣方相聯公司申按揭貸款以作購買有關住宅物業的融資, 惟買方必需遵守下列按揭條款:

The Purchaser can apply for a mortgage loan from "Tai Hung Fai Finance Limited" or the Vendor's associated company for the purpose of financing the purchase of the relevant residential property subject to the following conditions of the mortgage:

1) 貸款額不高於樓價之85%, 並以有關住宅物業的第一押記作為抵押。

The loan amount shall not exceed 85% of the Transaction Price and shall be secured by a first legal charge over the relevant residential property.

2) 貸款年期不可超過20年。

The maximum term of repayment of the mortgage loan shall not exceed 20 years.

3) 買方須於提款日起息供分期。

Purchaser(s) will have to pay monthly instalments and interest will be accrued starting from the day of drawdown.

4) 首36個月之按揭之利率按東亞銀行不時提供之港元最優惠利率(後稱“最優惠利率”)減2.75%(P-2.75% p.a.)(現時P=5.25%)計算, 其後全期按最優惠利率 (P% p.a.) 計算, 利率浮動。

Interest on the mortgage loan will be calculated at 2.75% below the Hong Kong Dollar Prime Rate (P-2.75% p.a.) (currently P=5.25%) as quoted by Bank of East Asia (“the Hong Kong Dollar Prime Rate”) from time to time for the first 36 months and thereafter at the Hong Kong Dollar Prime Rate (P% p.a.) and subject to fluctuation.

5) 貸款額、年期及利率以「大鴻輝財務有限公司」或賣方相聯公司最終決定為準。

Mortgage loan, tenor and interest rate are subject to final determination of "Tai Hung Fai Finance Limited" or the Vendor's associated company.

6) 所有按揭之法律文件必須由賣方或其相聯公司指定之律師行辦理, 買方須負責支付一切有關之律師費用及雜費。

All legal documents of the mortgage shall be prepared and handled by the solicitors designated by the Vendor or its associated company and all relevant legal costs and disbursements shall be borne by the Purchaser solely.

7) 賣方保留批核按揭之權利。

The Vendor reserves the right to decide whether or not to approve the mortgage loan.

8) 按揭貸款受其他條款及細則約束。

The above offers are subject to final terms and conditions.

9) 不論有關的按揭貸款獲批與否, 買方仍須完成購買該住宅物業及全數繳付該住宅物業的樓價。

Purchaser(s) shall complete the purchase of the residential property and fully pay the Transaction Price of the residential property irrespective of whether the mortgage loan is granted or not.

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(4)(ii) 售價獲得折扣的基礎
Basis on which any discount on the Price is available

(a) 請參閱4(i)(a)。
Please refer to 4(i)(a).

(b) 「從價印花稅津貼」優惠
"Subsidy of Ad Valorem Stamp Duty" Benefit.
買家可獲額外4.25%售價折扣優惠作為「從價印花稅津貼」優惠。
An extra 4.25% discount from the Price would be offered to the purchasers as the "Subsidy of Ad Valorem Stamp Duty" Benefit.

(4)(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

以下贈品、財務優惠或利益由賣方提供及只適用於臨時買賣合約中列明之買方。

The following gift, financial advantage or benefit are offered by the Vendor and are applicable only to the Purchaser specified in the preliminary agreement for sale and purchase.

(a) 請參閱4(i)(b)。
Please refer to 4(i)(b).

(b) 住宅停車位優惠
Offer of Residential Parking Space:

如果買家購買有關住宅物業於此價單第二部份標上"*"之單位，賣方首次發售發展項目住宅車位時將優先邀請所有該等買家按賣方公佈之售價認購一個住宅車位。買家需於賣方作出認購邀請時賣方所訂時限決定是否購買住宅車位及簽署相關買賣合約，逾時作棄權論。此優惠視乎發展項目住宅車位供應而定，售完即止。將發展項目住宅車位要約出售與否及何時出售，以及要約條款，概由賣方全權決定。詳情以相關交易文件條款作準。

When the Vendor first launches the sale of the Residential Carparking Spaces in the Development, purchasers of those residential properties marked with a "*" in Part 2 of this price list will be invited to apply for the purchase of one such Residential Carparking Space (on such price as the Vendor prescribes) before the Residential Carparking Spaces in the Development are made available for purchase by other persons. Each such purchaser must decide whether to purchase one such Residential Carparking Space and must enter into a relevant agreement for sale and purchase within the period as prescribed by the Vendor when the Vendor makes the invitation, failing which that purchaser will be deemed to have given up the benefit. This benefit is subject to the availability of the Residential Carparking Spaces in the Development. The decision as to whether and when to make offer to sell any Residential Carparking Spaces and the terms of such offer are subject to the absolute discretion of the Vendor. This benefit is subject to the terms and conditions of the relevant transaction documents.

(c) 送贈裝修優惠
Free Decoration Offer

購買本發展項目的23樓B單位之買方，可免費獲贈該住宅物業現有之裝修、傢俱和物件(『現有裝修』)。賣方或其代表不會就現有裝修作出任何保證、保養或陳述，更不會就其將來狀況作出任何保證、保養或陳述。於成交日該住宅物業將連同現有裝修以『現狀』、『屆時之現狀』及『所在位置』交予買方。買方應於購買該住宅物業前先安排其委任之專家及專業人員全面檢查現有裝修。任何情況下，買方不得就現有裝修提出任何異議或質詢。

The Purchaser of Unit B on 23/F of the Development will be provided with the existing decoration, furniture and chattels at the residential property ("existing decoration") free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the existing decoration. In particular, no warranty, maintenance or representation whatsoever is given as to the condition of the existing decoration in future. The residential property together with the existing decoration will be delivered to the Purchaser upon completion on as "as-is", "the then as-is" and "where-is" condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the existing decoration before purchasing the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the existing decoration.

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(d) 為於B2層商舖優惠
Offer of Shop on B2/F

買家可按於本價單售出的指明住宅單位先後次序揀選及購買本項目為於B2層商舖一個，商舖售價如下：

Purchasers will be invited to apply for the purchase of one Shop on B2/F, the priority of purchase will be according to the sequence of specified unit sold in this Price List. The Price of each such Shop is as follows:

Floor	Shop	Price
樓層	商舖	售價
B2	9	HK\$338,000
	13	HK\$338,000
	15	HK\$338,000
	23	HK\$388,000
	25	HK\$388,000
	26	HK\$280,000

Floor	Shop	Price
樓層	商舖	售價
B2	27	HK\$280,000
	30	HK\$280,000
	31	HK\$280,000
	32	HK\$280,000

買家需於賣方作出認購邀請時賣方所訂時限決定是否購買商舖及簽署相關買賣合約，逾時作棄權論。此優惠視乎發展項目商舖供應而定，售完即止。將發展項目的商舖要約出售與否及何時出售，以及要約條款，概由賣方全權決定。詳情以相關交易文件條款為準。

Each such purchaser must decide whether to purchase one such Shop and must enter into a relevant agreement for sale and purchase within the period as prescribed the Vendor when the Vendor makes the invitation, failing which that purchaser will be deemed to have given up the benefit. This benefit is subject to the availability of the Shops in the Development. The decision as to whether and when to make offer to sell any Shops and the terms of such offer are subject to the absolute discretion of the Vendor. This benefit is subject to the terms and conditions of the relevant transaction documents.

(4)(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. 如買方選用賣方指定之代表律師作為買方之代表律師處理其買賣合約及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用（不包括雜費，雜費須由買方支付）。

If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment (excluding the disbursements which shall be paid by the Purchaser).

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其有關買賣合約及轉讓契兩項法律文件之律師費用及雜費。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements 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 but not limited to 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.

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- (4)(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

有關其他法律文件如：附加合約、委託書、有關樓宇交易之地契、大廈公契及其他樓契之律師費、核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關買賣發展項目指明住宅物業按揭的法律及其他費用亦均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also bear the legal costs and other disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the development.

- (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:

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

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

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

利嘉閣地產有限公司
RICACORP PROPERTIES LIMITED

世紀21測量行有限公司及旗下特許經營商
CENTURY 21 SURVEYORS LIMITED AND FRANCHISEES

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

基業地產公司
TRUTH REALTY & INVESTMENT LIMITED

OZ PROPERTY INVESTMENT 88 LIMITED

領高地產代理有限公司
LEADING PROPERTIES AGENCY LIMITED

宏利地產
RICH PROPERTY COMPANY

友和地產
UNITED PROPERTIES 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：
The address of the website designated by the vendor for the development is:

<http://www.kadoorielookout.com.hk>

<http://www.kadoorielookout.com.hk>

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