

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	麥花臣匯 MacPherson Place	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	九龍奶路臣街38號 No. 38 Nelson 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)		293	

印製日期 Date of Printing	價單編號 Number of Price List
28/01/2016	8

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
03/02/2016	8A	
22/11/2016	8B	
20/01/2017	8C	

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
Tower 1A (MacPherson Residence A)	6-7	D (Duplex)	121.547 (1308) 露台 Balcony: 2.190 (24) 工作平台 Utility Platform: - (-)	35,204,000	289,633 (26,914)	--	--	--	43.156 (465)	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	6-7	B (Duplex)	156.128 (1681) 露台 Balcony: 2.048 (22) 工作平台 Utility Platform: - (-)	39,602,000	253,651 (23,559)	--	--	--	41.975 (452)	--	--	--	--	--	--
Tower 1B (MacPherson Residence B)	6-7	D (Duplex)	99.551 (1072) 露台 Balcony: 2.482 (27) 工作平台 Utility Platform: - (-)	27,322,000	274,452 (25,487)	--	--	--	20.827 (224)	--	--	--	--	--	--

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) 註：於本第 4 節內：(a) 「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，皆以四捨五入換算至千位數作「成交金額」。(b) 「賣方」指香港遊樂場協會，而「如此聘用的人」指潤晉有限公司，即獲香港遊樂場協會聘用作統籌和監管有關發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In this section 4: (a) "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 agreement for sale and purchase, (i.e. the purchase price after applying the 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 (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price; (b) "Vendor" means Hong Kong Playground Association and "Person So Engaged" means Wealth Genesis Limited, the person engaged by Hong Kong Playground Association to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5% 作為臨時訂金，請帶備港幣 \$150,000.00 銀行本票以支付部份臨時訂金，抬頭請寫「的近律師行」。請另備支票以補足臨時訂金之餘額。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase. A cashier order of HK\$150,000.00 being part of the Preliminary Deposit shall be made payable to "Deacons". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

支付條款 Terms of Payment :

(A) 90 天現金優惠付款計劃 – 照售價 90-day Cash Payment Plan – in accordance with the Price

- 成交金額 5% 於買方簽署臨時買賣合約（「臨時合約」）時繳付，買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約（「正式合約」）。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.
- 成交金額 5% 加付訂金於買方簽臨時合約後 45 天內繳付。
5% of the Transaction Price being the Further Deposit shall be paid within 45 days after the Purchaser signs the PASP.
- 成交金額 90% 即成交金額餘款於買方簽署臨時合約後 90 天內繳付。
90% of the Transaction Price being balance of the Transaction Price shall be paid within 90 days after the Purchaser signs the PASP.

(B) BSD 120 超輕鬆現金優惠付款計劃 – 照售價 BSD 120-day Super Relax Cash Payment Plan – in accordance with the Price

(只適用於(i)須繳付買家印花稅的個人買方 及/或 (ii)香港註冊成立的公司買方)

(Applicable only to the purchaser (i) who is individual(s) and is liable to pay buyer's stamp duty; and / or (ii) who is limited company incorporated in Hong Kong)

- 成交金額 5% 於買方簽署臨時買賣合約（「臨時合約」）時繳付，買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約（「正式合約」）。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the purchaser within 5 working days after signing of the PASP.
- 成交金額 5% 加付訂金於買方簽臨時合約後 45 天內繳付。
5% of the Transaction Price being the Further Deposit shall be paid within 45 days after the Purchaser signs the PASP.
- 成交金額 90% 即成交金額餘款於買方簽署臨時合約後 120 天內繳付。
90% of the Transaction Price being balance of the Transaction Price shall be paid within 120 days after the Purchaser signs the PASP.

(4) (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 4(i)。
Please refer to 4(i).

(4) (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:

(a) **贈送傢俬及裝修優惠(只限第 1A 座 6-7 樓 D 單位, 第 1B 座 6-7 樓 B 單位及第 1B 座 6-7 樓 D 單位)**

Free Furniture and Decoration Benefit(For Flat D on 6-7/F of Tower 1A, Flat B on 6-7/F of Tower 1B and Flat D on 6-7/F of Tower 1B only)

購買上述單位(「該單位」)之買方可免費獲如此聘用的人於成交日以前以「現狀」及「屆時之現狀」交予分別於該單位現有展示及安放之傢俱和物件。賣方或其代表不會就該等傢俱和物件作出任何保證或陳述, 更不會就其狀況及狀態、品質或性能或其他方面及其是否或將會否在可運作狀況作出任何保證或陳述。買方應於購買有關指明住宅物業前安排其委任之專家及專業人員全面檢查該等傢俱和物件。本優惠受相關交易文件條款及條件限制。一切關於該傢俱和物件之事宜, 如有爭議, 以賣方最終決定為準。買方不得就該傢俱和物件之任何事項作出反對或質詢。任何情況下, 賣方就該等傢俱和物件, 對買方而言, 不會及沒有承擔任何責任。

The Purchaser of the units mentioned above ("the said Units") will be given by the Person So Engaged the furniture and chattels currently displayed and placed at the said Units free of charge upon completion on an "as-is" and "the then as-is" condition. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards such furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the condition and state, quality or the fitness whatsoever of any of such furniture and chattels or as to whether any of such furniture and chattels are or will be in working condition. The Purchaser should arrange his/its own experts and professionals to fully check and inspect the said furniture and chattels before purchasing the specified residential property. This benefit is subject to the terms and conditions of the relevant transaction documents. In the event of any dispute relating to or arising from the furniture and Chattels, the Vendor's decision shall be final. No Objection or requisition shall be raised by the purchaser in connection with any matters relating to such furniture and chattels. In any event, the Vendor shall not assume any liability or owe any obligation or duty to the purchaser in respect of the said furniture and chattels.

(4) (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:

- (a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、轉讓契等法律文件及按揭法律文件由賣方指定之代表律師處理, 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。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約及轉讓契等法律文件, 買方及賣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。

If the purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase and the mortgage is handled by the Vendor's Solicitors, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and the purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契內有關買賣指明住宅物業的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、「額外印花稅」(按《印花稅條例》所定)、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

All stamp duties payable in respect of the sale and purchase of the specified residential property under the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale by the purchaser, any "special stamp duty" as defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.

(4) (v) **買方須就買賣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:

買方須獨自承擔及支付草擬大廈公契及管理協議(「公契」)的費用及附於公契之圖則費用的適當分攤、住宅物業的業權契據及文件認正本之所有費用、買賣合約及轉讓契之所有圖則費、按揭(如有)及附加協議(如有)的法律費用及開支、查冊費、註冊費及與買賣住宅物業有關的所有其他法律費用及雜項開支。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for the Agreement for Sale and Purchase and the Assignment, all legal costs and disbursements in respect of mortgage (if any) and supplemental agreement (if any), search fee, registration fee and all other legal costs and disbursements in relation to the sale and purchase of the residential property.

(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 agent to act in the sale of any specified residential property in the development:

潤晉有限公司 Wealth Genesis 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, the 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.mresidence.com.hk
The address of the website designated by the Vendor for the development : www.mresidence.com.hk