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**	嵐山 Mont Vert	**期數 (如有)** **Phase No. (if any)**	第I 期 Phase I
期數位置 **Location of Phase**	鳳園路9號 No. 9 Fung Yuen Road		
期數中的住宅物業的總數 **The total number of residential properties in the phase of the development**			1,071

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
15/4/2015	9

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**
27/4/2015	9A	
6/5/2015	9B	
28/5/2015	9C	
27/6/2015	9D	
28/7/2015	9E	
28/8/2015	9F	
27/9/2015	9G	
13/10/2015	9H	
28/10/2015	9I	
27/11/2015	9J	

Price List No. 9J

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
3	23-25	G	159.642 (1718) 露台 Balcony: 3.919 (42) 工作平台 Utility Platform: 1.500 (16)	$18,371,000	115,076 (10,693)	---	3.227 (35)	---	18.171 (196)	---	---	47.734 (514)	5.467 (59)	---	---
6	27	A	145.522 (1566) 露台 Balcony: 3.639 (39) 工作平台 Utility Platform: 1.493 (16)	$22,734,000	156,224 (14,517)	---	3.817 (41)	---	88.040 (948)	---	---	76.216 (820)	---	---	---
7	23	G	86.873 (935) 露台 Balcony: 2.389 (26) 工作平台 Utility Platform: 1.424 (15)	$12,836,000	147,756 (13,728)	---	5.252 (57)	---	---	---	---	---	---	---	---
8	29	A	142.690 (1536) 露台 Balcony: 3.718 (40) 工作平台 Utility Platform: 1.500 (16)	$20,506,000	143,710 (13,350)	---	4.155 (45)	---	73.869 (795)	---	---	87.179 (938)	---	---	---
9	23	G	84.180 (906) 露台 Balcony: 2.371 (26) 工作平台 Utility Platform: 1.496 (16)	$12,455,000	147,957 (13,747)	---	4.435 (48)	---	---	---	---	---	---	---	---
9	23	H	18.147 (195) 露台 Balcony: --- 工作平台 Utility Platform: ---	$2,230,000	122,885 (11,436)	---	1.767 (19)	---	---	---	---	---	---	---	---
9	28-29	G	150.952 (1625) 露台 Balcony: 3.751 (40) 工作平台 Utility Platform: 1.500 (16)	$23,666,000	156,778 (14,564)	---	3.843 (41)	---	94.072 (1013)	---	---	54.276 (584)	4.050 (44)	---	---

Price List No. 9J

第三部份：其他資料　　**Part 3 : Other Information**

1) 準買家應參閱期數的售樓說明書，以了解期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

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，「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，皆以四捨五入方式換算至千位數作為成交金額。
Note: In this section 4, "Price" means the price set out 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.

支付條款:

Terms of Payment :

(一) 90 天靈活付款 – 照售價減 4.5%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 90% 於買方簽署臨時買賣合約後 90 天內繳付。

(1) 90 Days Flexible Payment – 4.5% discount from the Price

1. 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. 5% of the Transaction Price being Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 90% of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 150 天靈活付款 – 照售價減 3.5%

1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
2. 成交金額 5% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3. 成交金額 5% 於買方簽署臨時買賣合約後 120 天內繳付。
4. 成交金額 85% 於買方簽署臨時買賣合約後 150 天內繳付。

(2) 150 Days Flexible Payment – 3.5% discount from the Price

1. 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. 5% of the Transaction Price being Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
3. 5% of the Transaction Price shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.
4. 85% of the Transaction Price shall be paid within 150 days after the Purchaser signs the preliminary agreement for sale and purchase.

4)(ii) **售價獲得折扣基礎: The basis on which any discount on the price is available:**

(a) 見 4(i)。
See 4(i).

(b) **「從價印花稅津貼」優惠**

本價單所列之住宅物業之買方可獲額外售價 7.5% 折扣優惠。

"Ad Valorem Stamp Duty Subsidy" Benefit

An extra 7.5% discount from the Price would be offered to a Purchaser who purchases a residential property listed in this price list.

(c) **「4 房升級」賀禮**

4-Bedroom Upgrade Gift

買方於 2015 年 12 月 1 日至 2015 年 12 月 31 日（包括該兩日）簽署臨時買賣合約購買任何下文所列或本發展項目期數其他價單所列之 4 房單位可獲額外售價$180,000 折扣優惠。

The purchasers who sign the preliminary agreement for sale and purchase between 1st December 2015 to 31st December 2015 (both days inclusive) to purchase any 4-bedroom Flats as set out below or set out in other Price List(s) of this Phase will have an extra discount of $180,000 from the Price.

4 房單位：第 7 座 23 樓 G 單位。

4-bedroom Flat : Unit G, 23/F, Tower 7

4)(iii) **可就購買期數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 sale and purchase of a specified residential property in the Phase:

(a) 見 4(i)。

See 4(i).

(b) 受制於賣方發出或將發出的有關 "銷售安排資料" 的條款及條件，在買方揀選及購買任何一個 "銷售安排資料" 內提及的主單位有權同時揀選及購買 "銷售安排資料" 內提及的其毗鄰開放式單位。
At the same time when a purchaser selects and purchases any one of the Principal Flat as set out in the relevant "Information on Sales Arrangement" issued or to be issued by the Vendor, such purchaser shall have the right to simultaneously select and purchase a corresponding Adjacent Open Studio Flat as set out in the "Information on Sales Arrangement" subject to the terms and conditions therein.

(c) 受制於賣方發出或將發出的有關 "銷售安排資料" 的條款及條件，在買方揀選及購買任何一個 "銷售安排資料" 內提及的 4 房單位有權同時揀選及購買 "銷售安排資料" 內提及的開放式單位。
At the same time when a purchaser selects and purchases any 4-bedroom Flats as set out in the relevant "Information on Sales Arrangement" issued or to be issued by the Vendor, such purchaser shall have the right to simultaneously select and purchase an Open Studio Flat as set out in the "Information on Sales Arrangement" subject to the terms and conditions therein.

(d) 買方於 2015 年 12 月 1 日至 2015 年 12 月 31 日(包括該兩日)簽署臨時買賣合約購買第 6 座 27 樓 A 單位，可認購嵐山第 I 期兩個預留之住宅停車位(受制於合約)(該特定住宅停車位、售價及詳情將由賣方全權及絕對酌情決定，並容後公佈)；及
買方於 2015 年 12 月 1 日至 2015 年 12 月 31 日(包括該兩日)簽署臨時買賣合約購買第 7 座 23 樓 G 單位，可認購嵐山第 I 期一個預留之住宅停車位（受制於合約）(該特定住宅停車位、售價及詳情將由賣方全權及絕對酌情決定，並容後公佈)。
The purchaser who signs the preliminary agreement for sale and purchase between 1st December 2015 to 31st December 2015 (both days inclusive) to purchase Unit A on 27/F of Tower 6 will be entitled to purchase (subject to contract) two reserved residential parking spaces in Phase I of Mont Vert (the specific residential parking spaces, price and details of purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later); and
The purchaser who signs the preliminary agreement for sale and purchase between 1st December 2015 to 31st December 2015 (both days inclusive) to purchase Unit G on 23/F of Tower 7 will be entitled to purchase (subject to contract) one reserved residential parking space in Phase I of Mont Vert (the specific residential parking space, price and details of purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later).

(e) 買方於 2015 年 12 月 1 日至 2015 年 12 月 31 日(包括該兩日)簽署臨時買賣合約購買第 7 座 23 樓 G 單位，可享有額外嵐山第 I 期一個住宅停車位售價$180,000 折扣優惠(受制於合約)(售價及詳情將由賣方全權及絕對酌情決定，並容後公佈)
The purchaser who signs the preliminary agreement for sale and purchase between 1st December 2015 to 31st December 2015 (both days inclusive) to purchase Unit G on 23/F of Tower 7 will have an extra discount of $180,000 from the price of one residential parking space in Phase I of Mont Vert (price and details of purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later).

4(iv) **誰人負責支付買賣期數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 Phase:

(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、按揭及轉讓契等法律文件，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、按揭及轉讓契等法律文件，買方及賣方須各自負責有關買賣合約及其他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, 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 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》所定義)、買家印花稅(按《印花稅條例》所定義)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 on 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, any "special stamp duty" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchasers.

4(v) **買方須為就買賣期數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 Phase:

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

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 pay and bear the legal costs and disbursements in respect of any mortgage.

5) 賣方已委任地產代理在期數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 Phase:

賣方委任的代理：
Agent appointed by the Vendor:

長江實業地產發展有限公司
Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：
Sub-agents appointed by Cheung Kong Property Development Limited

中原地產代理有限公司 Centaline Property 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
香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
世紀 21 測量行有限公司 及 旗下特許經營商 Century 21 Surveyors Limited & Franchisees
置業 18 物業代理有限公司 18 Property Agency Limited
第一太平戴維斯住宅代理有限公司 Savills Realty Limited
萬邦物業代理(香港)有限公司 Richland Property Agency (Hong Kong) Limited
香港(國際)地產商會有限公司 及 其特許會員 Hong Kong (International) Realty Association Limited & chartered members
金豐易居國際置業代理有限公司 E-House International Estate Agency Limited
中國康樂園地產代理有限公司 China Hong Lok Yuen Property Agency Limited
福興地產代理有限公司 Fortune Real Estate Agency Co., Limited
太陽物業香港代理有限公司 Sunrise Property HK Agency Limited
智信物業顧問有限公司 Smart Property Consultants Limited
致滙地產有限公司 Well Link Property Agency Limited
康業物業代理有限公司 Hong Yip Properties Agency Limited
永業地產代理 Forever Estate Agency
萬業發展有限公司 Manip Development Limited
卓傑物業有限公司 Trusty Realty Limited
盈進地產代理有限公司 Honor One Property Agency Limited
香港地產代理商總會有限公司 Hong Kong Real Estate Agencies General Association Limited
寶豐物業代理 Bo Fung Property Agency
宜昇物業代理 Yee Sing Property Agency
盈高物業顧問公司 Eagle Realty

請注意： 任何人可委任任何地產代理在購買期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

6) 賣方就期數指定的互聯網網站的網址為: **www.montvert.com.hk**

The address of the website designated by the vendor for the Phase is: **www.montvert.com.hk**