

W50

No. 50 Wong Chuk Hang Road 黃竹坑道50號

Price List 價目表

Date 日期: 01/08/2014

樓層Floor / 單位Unit		單位Unit 1		單位Unit 2		單位Unit 3		單位Unit 5		全層Whole Floor	
建築面積(平方呎) Gross Floor Area (sq.ft.)		1,160		1,077		1,217		1,852		5,306	
實用面積(平方呎) Saleable Area (sq.ft.)		696		646		730		1,111		3,183	
單位所分攤的公用地方面積(平方呎) Apportioned Share of Common Area (sq.ft.)		464		431		487		741		-	
31/F	每呎售價(港幣\$/平方呎) Price per sq.ft. (HK\$/sq.ft.)	\$14,978		\$15,085		\$13,763		\$13,722		\$14,283	
	訂價(港幣\$) Price (HK\$)	\$17,375,000*		\$16,247,000*		\$16,749,000		\$25,413,000		\$75,784,000	
樓層Floor / 單位Unit		單位Unit 1	單位Unit 2	單位Unit 3	單位Unit 5	單位Unit 6	單位Unit 7	單位Unit 8	單位Unit 9	單位Unit 10	全層Whole Floor
建築面積(平方呎) Gross Floor Area (sq.ft.)		580	575	575	518	565	612	612	630	568	5,235
實用面積(平方呎) Saleable Area (sq.ft.)		348	345	345	311	339	367	367	378	341	3,141
單位所分攤的公用地方面積(平方呎) Apportioned Share of Common Area (sq.ft.)		232	230	230	207	226	245	245	252	227	-
26/F	每呎售價(港幣\$/平方呎) Price per sq.ft. (HK\$/sq.ft.)	\$16,293	\$13,534	\$13,534	\$13,496	\$13,697	\$16,351	\$13,657	\$13,656	\$13,519	\$14,210
	訂價(港幣\$) Price (HK\$)	\$9,450,000*	\$7,782,000	\$7,782,000	\$6,991,000	\$7,739,000	\$10,007,000*	\$8,358,000	\$8,603,000	\$7,679,000	\$74,391,000

註:

Notes:

* 以上價錢包括1個車位。

*The above price includes 1 car parking space.

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付款辦法

首期訂金(樓價之5%)	:	須於簽署訂購合約時繳付
第二期訂金(樓價之5%)	:	於簽訂正式買賣合約時繳付(簽訂訂購合約起計3個工作天內)
第三期訂金(樓價之5%)	:	於簽訂正式買賣合約起計60天內繳付
第四期訂金(樓價之5%)	:	於簽訂正式買賣合約起計90天內繳付
第五期訂金(樓價之5%)	:	於簽訂正式買賣合約起計180天內繳付
第六期訂金(樓價之5%)	:	於簽訂正式買賣合約起計270天內繳付
樓價餘款(樓價之70%)	:	於賣方發出「成交通知書」起計14天內繳付

**樓款須以銀行本票形式繳付，本票抬頭人為「孖士打律師行」。

Payment Terms

1st Deposit (5% of purchase price)	:	Upon signing of Memorandum for Sale
2nd Deposit (5% of purchase price)	:	Upon signing of Formal Agreement for Sale and Purchase (Within 3 working days from the date of
3rd Deposit (5% of purchase price)	:	Within 60 days of Formal Agreement for Sale and Purchase
4th Deposit (5% of purchase price)	:	Within 90 days of Formal Agreement for Sale and Purchase
5th Deposit (5% of purchase price)	:	Within 180 days of Formal Agreement for Sale and Purchase
6th Deposit (5% of purchase price)	:	Within 270 days of Formal Agreement for Sale and Purchase
Balance of purchase price (70% of purchase price)	:	Within 14 days from the Vendor's written notice of Completion

** All payment should be paid by Cashier Order made payable to "Mayer Brown JSM".

- 以上提及之「每呎售價」均以建築面積計算。
All "Price per sq.ft." quoted is calculated on gross floor area basis.
- 詳情準買方請參閱發展商連同本價目表派發之有關發展項目及銷售資料。
Prospective purchasers should refer to the development and sales information distributed with this price list by the Developer for further details.
- 如準買方於簽署訂購合約後，不論基於任何原因未能履行訂購合約之條款，包括逾期未有到賣方律師樓簽署正式買賣合約及/或未按時繳付次期訂金或部份樓款，賣方除可將買方已付之首期訂金中百分之三之樓價沒收外，並有權將訂購合約取消及將上述物業再行出售予他人而毋須知會買方。
If any prospective purchaser who has signed a Memorandum for Sale does not, for any reason, comply with any of the terms and conditions of the Memorandum for Sale including the failure to sign the Formal Agreement and/or pays further deposits or further payments of purchase price or balance of purchase price in accordance with the payment terms, part of the Preliminary Deposit(s) in an amount of 3% of the purchase price shall be absolutely forfeited to the Vendor and the Vendor shall then be entitled at his absolute discretion to cancel the Memorandum for Sale and to sell the Property to anyone he thinks fit without further notice to the Purchaser.
- 實用面積根據正式買賣合約之條款計算，不包括通道及走廊、洗手間及平台(如有)之面積。
Saleable area is calculated in accordance with the terms of Formal Agreement for Sale and Purchase and does not include area of passage and corridor, lavatories and flat roof (if any).
- 建築面積包括實用面積及單位所分攤的公用地方面積。
Gross floor area includes the saleable area and the apportioned share of common area of the Property.

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- 如同一業主擁有同一樓層之所有上層單位，該業主經業主委員會同意及符合所有法例及規則之使用狀況下，可獨享該樓層之走廊及通道、升降機大堂、洗手間及風櫃房之使用權。準買家請參閱個別樓層平面圖以作進一步參考。
If all Upper Units on any floor are owned by the same Owner, such Owner shall be entitled to the sole and exclusive right to hold use occupy and enjoy the corridors, passages, lift lobby, lavatories and air-handling unit room on that floor subject to approval from the Owners' Committee and compliance with all applicable laws and regulations. Prospective purchasers please refer to the floor plans for reference.
- 交樓狀況包括單位與單位及單位與走廊間之間隔牆(如有)。
Partition walls separating the units as well as the units and corridors shall be provided in handover condition (if any).
- 單位所分攤的公共地方面積包括但不限於通道及走廊、洗手間、風櫃房、入口大堂、升降機大堂、升降機槽、升降機機房、樓梯、泵房、平台、垃圾收集房、各類機房、消防室、載客升降機、載貨升降機、消防升降機、電機房、貨物起卸區、電力變壓房、電線槽位、消防喉轆位、電制房、濾水機房及其他未轉讓予任何業主使用之地方等。
Apportioned share of common area shall include but not limited to passages and corridors, lavatories, air-handling units room, entrance lobbies, lift lobbies, lift shafts, lift machine rooms, staircases, pump rooms, flat roofs, refuse room, E&M rooms, F.S. control rooms, passenger lifts, service lift, firemen's lift, E&M plant rooms, loading and unloading spaces, meter rooms, cable ducts, hose reels, transformer rooms, pump rooms and other areas where the exclusive right to use is not assigned to any Owner.
- 所有車位只可轉讓予上層單位的業主。
All car parking spaces shall only be assigned to Owners of Upper Units.
- 有關之建築圖則、分區規劃大綱圖、政府批地書、大廈公共契約及管理合約草稿等各項文件之副本、均可向售樓部職員免費查閱。
Copies of related Building Plans, Outline Zoning Plans, Government Grant, the draft Deed of Mutual Covenant And Management Agreement are available for free inspection.
- 本價目表僅供備知。隨時調整，恕不另行通知。
All contents of this price list are for information only and are subject to change without prior notice.
- 有關本發展項目之公用地方及設施管理及維修責任，請參閱發展商提供之售樓說明書內所載政府批地書/大廈公共契約及管理合約之相關條款。
For details of the management and maintenance responsibility of the common areas and facilities of the Development, please refer to the relevant terms of the Government Grant / Deed of Mutual Covenant And Management Agreement stated in the sales brochure provided by the Developer.
- 中英文版本如有歧義，以英文版本為準。
In case of any discrepancy between the English version and Chinese version of the contents in this price list, the English version shall prevail.