

# 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	Kensington Hill	期數 (如有) Phase No.(if any)	--
發展項目位置 Location of Development	高街98號 98 High Street		
發展項目中的住宅物業的總數 The total number of residential properties in the development			75

印製日期 Date of Printing	價單編號 Number of Price List
20 January 2015	3

## 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
10 April 2015	3A	--
05 May 2015	3B	✓
09 June 2015	3C	--
17 August 2015	3D	--
17 November 2015	3E	--
29 January 2016	3F	--
02 March 2016	3G	--
29 March 2016	3H	--
13 July 2016	3I	--
27 September 2016	3J	✓
19 October 2016	3K	--
20 May 2017	3L	✓
24 August 2017	3M	--
20 November 2017	3N	✓

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		
Kensington Hill	35&36	A#	211.522 (2,277) 露台 Balcony : 5.000 (54) 工作平台 Utility Platform : 1.500 (16)	104,462,000 107,604,000 110,833,000 121,550,000	493,859 -(45,877) 508,713 -(47,257) 523,979 -(48,675) 574,645 (53,382)	--	--	--	22.953 (247)	--	--	--	10.516 (113)	--	--		
			105.381 (1,134) 露台 Balcony : 2.952 (32) 工作平台 Utility Platform : 1.500 (16)	42,372,000 43,927,000 45,245,000	402,084 -(37,365) 416,840 -(38,736) 429,347 (39,899)	--	--	--	--	--	--	--	--	--	--	--	--
			105.381 (1,134) 露台 Balcony : 2.952 (32) 工作平台 Utility Platform : 1.500 (16)	41,540,000 43,065,000 44,357,000	394,189 -(36,631) 408,660 -(37,976) 420,920 (39,116)	--	--	--	--	--	--	--	--	--	--	--	--
			80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	25,950,000	322,757 (30,000)	--	--	--	--	--	--	--	--	--	--	--	--
			80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	25,570,000	318,031 (29,561)	--	--	--	--	--	--	--	--	--	--	--	--
			80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	25,195,000	313,367 (29,127)	--	--	--	--	--	--	--	--	--	--	--	--
			80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	22,745,000	282,894 (26,295)	--	--	--	--	--	--	--	--	--	--	--	--

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)) 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, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (元, 每平方呎)	其他指明項目的面積 (不計入實用面積) 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
Kensington Hill	19	A	80.401 (865) 露台 Balcony : 2.133 (23) 工作平台 Utility Platform : 1.500 (16)	21,870,000	272,012 (25,283)	--	--	--	--	--	--	--	--	--	
	35&36	B#	190.194 (2,047) 露台 Balcony : 5.000 (54) 工作平台 Utility Platform : 1.500 (16)	<del>88,182,000</del> 90,835,000 <del>93,561,000</del> 102,591,000	463,642 <del>(43,079)</del> 477,594 <del>(44,375)</del> 491,924 <del>(45,706)</del> 539,402 (50,118)	--	--	--	19.893 (214)	--	7.249 (78)	--	--		
	33	B#	97.830 (1,053) 露台 Balcony : 2.500 (27) 工作平台 Utility Platform : 1.500 (16)	<del>36,730,000</del> 38,078,000	<del>(34,881)</del> 389,226 (36,161)	--	--	--	--	--	--	--	--	--	
	32	B#	97.830 (1,053) 露台 Balcony : 2.500 (27) 工作平台 Utility Platform : 1.500 (16)	<del>36,009,000</del> <del>38,450,000</del> 41,069,000	<del>(34,197)</del> 393,029 <del>(36,515)</del> 419,800 (39,002)	--	--	--	--	--	--	--	--	--	
	31	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	<del>23,182,000</del> 24,032,000	<del>(28,833)</del> 321,795 (29,891)	--	--	--	--	--	--	--	--	--	
	30	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	<del>22,842,000</del> 23,681,000	<del>(28,410)</del> 317,095 (29,454)	--	--	--	--	--	--	--	--	--	

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
Kensington Hill	22	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	<del>20,123,000</del> 20,862,000	269,453 <del>(25,029)</del> 279,348 (25,948)	--	--	--	--	--	--	--	--	--	
	19	B	74.681 (804) 露台 Balcony : 2.048 (22) 工作平台 Utility Platform : 1.500 (16)	19,236,000 20,060,000	257,576 <del>(23,925)</del> 268,609 (24,950)	--	--	--	--	--	--	--	--	--	

- (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) 支付條款 Terms of Payment

於本第4節中，「售價」指本價單第二部份所列的售價，「樓價」指臨時買賣合約中所載之價目（即「售價」經計算適用支付條款及折扣後之價目）。所有折扣後之價目將會向下調整至千位數。

In this section 4, “Price” means the price set out in Part 2 of this price list, and “purchase price” means the purchase price set out in the Preliminary Agreement for Sale and Purchase, i.e. the purchase price after applying the applicable terms of payment and discounts on the Price. All selling prices after discount have to be rounded down to the nearest thousand dollars.

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金，並須用港幣\$200,000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。

Upon signing of the Preliminary Agreement for Sale and Purchase, Purchasers shall pay the preliminary deposit equivalent to 5% of the purchase price. A cashiers’ order of HK\$200,000 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.

**(A) 靈活現金優惠付款計劃 Flexible Cash Payment Plan (照售價減 3%) (3% discount from the Price)**

- 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於樓價5%之金額作為臨時訂金。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」)。  
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the Preliminary Agreement for Sale and Purchase (“PASP”).  
The formal Agreement for Sale & Purchase (“ASP”) shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
- 樓價95%即樓價餘款於買方簽署臨時合約後60天內於完成交易時由買方繳付。  
95% of purchase price being balance of the purchase price shall be paid by the Purchaser(s) upon completion within 60 days after signing of the PASP.

- (ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available

- 見4(i)。  
See 4(i).
- 「Club Wheelock」會員優惠 Privilege for 「Club Wheelock」 member

買方如屬「Club Wheelock」會員，可獲2%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為「Club Wheelock」會員，方可享此折扣優惠。

A 2% discount on the Price would be offered to the Purchaser who is a Club Wheelock member. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a Club Wheelock member in order to enjoy the discount offer.

- 「從價印花稅津貼」優惠 “Subsidy of Ad Valorem Stamp Duty” Benefit

本價單所列之單位之買方可獲售價折扣優惠(詳情請參考下列的表格)作為「從價印花稅津貼」優惠。

A discount from the Price (as per the table below) would be offered to the Purchaser of a unit listed in the price list as the “Subsidy of Ad Valorem Stamp Duty” Benefit.

售價 Price	「從價印花稅津貼」優惠的金額 Amount of “Subsidy of Ad Valorem Stamp Duty” Benefit
HK\$20,000,000 以下 Below HK\$20,000,000	售價的 3.75% 3.75% on the Price
HK\$20,000,000 或以上 HK\$20,000,000 or above	售價的 4.25% 4.25% on the Price

- (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、財務優惠或利益只適用於臨時買賣合約中列明的買方。

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

1. 見4(i)。  
See 4(i).
2. **首1年保養優惠 First Year Maintenance Offer**

在不減損買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於住宅物業的成交日或住宅物業的管有權交予買方的日期(以較早者計)起計1年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。首1年保養優惠受其他條款及細則約束。

Without derogation from the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 1 year from the date of completion of the purchase of the residential property or the date when possession of the residential property is delivered to the Purchaser, whichever is earlier, remedy any defects to the residential property caused otherwise than by the act or neglect of any person. The First Year Maintenance Offer is subject to other terms and conditions.

3. **Quintessentially Lifestyle 尊貴級別會籍 1年 Quintessentially Lifestyle Dedicated Annual Membership for 1 year**

於本價單上設“#”的指明住宅物業的買方可獲得由Quintessentially Lifestyle提供尊貴級別會籍1年，條件是買方必須遵守及履行臨時買賣合約及買賣合約的所有條款及條件，並按該等條款及條件完成購買該住宅物業。

賣方就買方是否可獲該會籍的決定是最終及不可推翻的，並對買方有約束力。一切關於本優惠之任何事宜，如有爭議，以賣方最終決定為準。

Purchaser of certain specified residential property marked with a symbol “#” in this price list is entitled to an annual dedicated membership provided by Quintessentially Lifestyle for 1 year provided that the Purchaser shall observe and comply with all the terms and conditions of the Preliminary Agreement for Sale and Purchase and the Agreement for Sale and Purchase and shall complete the purchase of the said residential property in accordance with those terms and conditions. The Vendor's determination as to whether the Purchaser is entitled to the said membership shall be final and conclusive and be binding on the Purchaser. In the event of any dispute relating to or arising from this benefit, the Vendor's decision shall be final.

4. **車位認購權 Option to purchase Car Parking Space**

於本價單上設“#”的指明住宅物業的買方可就其購買的每個該等住宅物業獲認購 Kensington Hill 一個住宅車位之權利(“認購權”)，條件是買方必須遵守及履行臨時買賣合約及買賣合約的所有條款及條件，並按該等條款及條件完成購買該等住宅物業。買方需依照賣方所訂之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。本認購權不得轉讓。車位售價及銷售安排將由賣方全權及絕對酌情決定，並容後公布。

Purchaser of certain specified residential property marked with a symbol “#” in this price list shall have an option to purchase a Car Parking Space in Kensington Hill for each of such residential property purchased by the Purchaser (“the Option”), provided that the Purchaser shall observe and comply with all the terms and conditions of the Preliminary Agreement for Sale and Purchase and the Agreement for Sale and Purchase and shall complete the purchase of the said residential property in accordance with those terms and conditions. Such Purchaser must decide whether to exercise the Option and purchase such a Car Parking Space in Kensington Hill and must enter into a relevant sale and purchase agreement for car parking space at the price and within the period as prescribed by the Vendor, failing which that Purchaser will be deemed to have given up the Option. The Option is not transferrable. The prices and sales arrangements for car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

- (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. (a) 如買方聘用賣方律師代表他行事以處理買賣合約及轉讓契，則買方原須支付有關買賣合約及轉讓契之所有律師費(不包括雜費，雜費須由買方支付)將獲豁免。  
If the purchaser instructs the vendor's solicitors to act for him in the Agreement for Sale and Purchase and the Assignment, all legal costs (excluding the disbursements which shall be paid by the purchaser) of the Agreement for Sale and Purchase and the Assignment to be borne by the purchaser shall be waived.
- (b) 如買方另行聘請自己的代表律師處理買賣合約及轉讓契，則買賣雙方須各自負責有關買賣合約及轉讓契之律師費及雜費。  
If the purchaser instructs his own solicitors to act for him in the Agreement for Sale and Purchase and the Assignment, each of the vendor and the purchaser shall pay its own solicitors' legal costs and disbursements of the Agreement for Sale and Purchase and the Assignment.
2. 買方需支付有關該物業買賣之所有印花稅(包括但不限於臨時買賣合約、買賣合約、轉讓契及任何買方提名書或轉售的任何印花稅，任何從價印花稅、買家印花稅\*及額外印花稅\*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)。(如適用)

All stamp duty payments (including but not limited to any stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase, the assignment and any nomination or sub-sale, any Ad Valorem Stamp Duty, Buyer's Stamp Duty\* and Special Stamp Duty\* and any penalty, interest and surcharge etc. for late payment of any stamp duty) will be borne by the purchaser. (\*if applicable)

- (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

製作、登記及完成大廈公契及管理合約(「公契」)費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭及第二按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的法律及其他實際支出，均由買方負責。

The purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion 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 property(ies) purchased, all plan fees for the agreement for sale and purchase and the assignment of the property(ies) purchased, all legal and other costs and disbursements in respect of any mortgage and second mortgage (if any) in respect of the property(ies) purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property(ies) purchased.

- (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 Centraline 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
第一太平戴維斯住宅代理有限公司 Savills Realty 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	專業地產公司 Professional Properties Co.	云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency 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：<http://www.kensingtonhill.hk>。

The address of the website designated by the Vendor for the Development is: <http://www.kensingtonhill.hk>.