

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	瑋然 Argenta	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	西摩道 63 號 63 Seymour Road		
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)			30

印製日期 Date of Printing	價單編號 Number of Price List
25/09/2013	1

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
無 Nil	無 Nil	無 Nil

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
瑋然 Argenta	39 & 40		330.479 (3,557) 露台Balcony: 9.998 (108); 工作平台Utility Platform: 1.496 (16)	225,000,000	680,830 (63,256)	11.044 (119)	--	--	35.589 (383)	--	--	--	--	--	--
	37		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台Utility Platform: 1.496 (16)	92,752,000	457,632 (42,508)	5.522 (59)	--	--	--	--	--	--	--	--	--
	35		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台Utility Platform: 1.496 (16)	94,023,000	463,903 (43,090)	5.522 (59)	--	--	--	--	--	--	--	--	--
	32		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台Utility Platform: 1.496 (16)	84,295,000	415,906 (38,632)	5.522 (59)	--	--	--	--	--	--	--	--	--
	30		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台Utility Platform: 1.496 (16)	81,567,000	402,446 (37,382)	5.522 (59)	--	--	--	--	--	--	--	--	--
	29		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台Utility Platform: 1.496 (16)	80,203,000	395,716 (36,757)	5.522 (59)	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
肆然 Argenta	28		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	78,839,000	388,986 (36,132)	5.522 (59)	--	--	--	--	--	--	--	--	--
	26		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	73,929,000	364,761 (33,881)	5.522 (59)	--	--	--	--	--	--	--	--	--
	25		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	72,292,000	356,684 (33,131)	5.522 (59)	--	--	--	--	--	--	--	--	--
	23		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	70,928,000	349,954 (32,506)	5.522 (59)	--	--	--	--	--	--	--	--	--
	22		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	69,564,000	343,224 (31,881)	5.522 (59)	--	--	--	--	--	--	--	--	--
	21		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	68,200,000	336,494 (31,256)	5.522 (59)	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
肆然 Argenta	20		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	67,382,000	332,458 (30,881)	5.522 (59)	--	--	--	--	--	--	--	--	--
	19		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	66,563,000	328,417 (30,505)	5.522 (59)	--	--	--	--	--	--	--	--	--
	18		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	66,018,000	325,728 (30,256)	5.522 (59)	--	--	--	--	--	--	--	--	--
	17		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	64,926,000	320,341 (29,755)	5.522 (59)	--	--	--	--	--	--	--	--	--
	16		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	64,381,000	317,652 (29,505)	5.522 (59)	--	--	--	--	--	--	--	--	--
	15		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	63,835,000	314,958 (29,255)	5.522 (59)	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
瑋然 Argenta	13		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	63,290,000	312,269 (29,005)	5.522 (59)	--	--	--	--	--	--	--	--	--
	11		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	62,198,000	306,881 (28,505)	5.522 (59)	--	--	--	--	--	--	--	--	--
	10		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	60,606,000	299,026 (27,775)	5.522 (59)	--	--	--	--	--	--	--	--	--
	9		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	57,561,000	284,002 (26,380)	5.522 (59)	--	--	--	--	--	--	--	--	--
	8		202.678 (2,182) 露台 Balcony: 4.999 (54); 工作平台 Utility Platform: 1.496 (16)	57,288,000	282,655 (26,255)	5.522 (59)	--	--	--	--	--	--	--	--	--

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). 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%之金額作為臨時訂金。須以銀行本票繳付，抬頭 "孖士打律師行" 或 "Mayer Brown JSM"。

Upon signing the Preliminary Agreement for Sale and Purchase, purchasers shall pay an initial deposit equivalent to 5% of the purchase price by cashier order, payable to "Mayer Brown JSM" or "孖士打律師行".

(A) 150天付款計劃（照訂價） 150-day Payment (List Price)

簽署臨時買賣合約時繳付相等於售價 5% 首期訂金並於簽署臨時買賣合約後的五個工作天內到律師樓簽署正式買賣合約。

Initial deposit equivalent to 5% of the purchase price shall be paid upon signing the Preliminary Agreement for Sale and Purchase. The formal Agreement for Sale and Purchase must be executed within 5 working days after the date of the signing of the Preliminary Agreement for Sale and Purchase.

於簽署正式買賣合約時繳付相等於售價 5%之款額。

A further sum equivalent to 5% of the purchase price shall be paid upon signing the formal Agreement for Sale and Purchase.

於簽署臨時買賣合約後九十天內繳付相等於售價 5%之款額。

A further sum equivalent to 5% of the purchase price shall be paid within 90 days after signing the Preliminary Agreement for Sale and Purchase.

於簽署臨時買賣合約後一百五十天內付清相等於樓價 85%之樓價餘款。

Balance 85% of the purchase price shall be paid within 150 days after signing the Preliminary Agreement for Sale and Purchase.

(B) 90天付款計劃（照訂價減4.75%） 90-day Payment (4.75% discount from List Price)

簽署臨時買賣合約時繳付相等於售價 5% 首期訂金並於簽署臨時買賣合約後的五個工作天內到律師樓簽署正式買賣合約。

Initial deposit equivalent to 5% of the purchase price shall be paid upon signing the Preliminary Agreement for Sale and Purchase. The formal Agreement for Sale and Purchase must be executed within 5 working days after the date of the signing of the Preliminary Agreement for Sale and Purchase.

於簽署正式買賣合約時繳付相等於售價 5%之款額。

A further sum equivalent to 5% of the purchase price shall be paid upon signing the formal Agreement for Sale and Purchase.

於簽署臨時買賣合約後九十天內付清相等於樓價 90%之樓價餘款。

Balance 90% of the purchase price shall be paid within 90 days after signing the Preliminary Agreement for Sale and Purchase.

(4).(ii). 售價獲得折扣的基礎

Basis on which any discount on the price is available

無
NIL

(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

每位11樓至32樓買家可以港幣二百萬 購買本發展項目1樓或2樓車位一個。

每位35樓至37樓買家可以港幣二百八十萬購買本發展項目3樓車位一個。

39及40樓複式單位買家可以每個港幣二百八十萬購買本發展項目3樓車位兩個。

買方須於簽訂住宅物業的臨時買賣合約的同時決定是否購買車位。如買方決定購買車位，住宅物業及車位會於同一份臨時買賣合約出售予買方。如買方決定不購買車位，在簽署臨時買賣合約之後，該權利將會自動失效，買方不會為此獲得任何補償。

選購車位以先到先得為準。

一切關於車位銷售之事宜，如有爭議，以賣方最終決定為準。

Each of the purchasers of 11/F to 32/F is entitled to purchase a car parking space of the development located on 1/F or 2/F at a price of HK\$2,000,000.

Each of the purchasers of 35/F to 37/F is entitled to purchase a car parking space of the development located on 3/F at a price of HK\$2,800,000.

The purchaser of 39/F&40/F duplex is entitled to purchase two car parking spaces of the development located on 3/F at a price of HK\$2,800,000 each.

Upon signing of preliminary agreement for sale and purchase of the residential property, the purchaser shall decide whether to purchase the car parking space. If the purchaser shall opt to purchase the car parking space, both the residential property and the car parking space will be sold to the purchaser under one and the same preliminary agreement for sale and purchase. If the purchaser does not opt to purchase the car parking space at the time when the preliminary agreement for sale and purchase is signed, the right to purchase the car parking space shall lapse automatically and the purchaser shall not be entitled to any compensation therefor.

Selection of car parking space is on first come first served basis.

In case of any dispute related to the sale of car parking spaces, the vendor's decision shall be final.

(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

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正式買賣合約、按揭及樓契等法律文件，賣方同意為買方支付正式買賣合約及樓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正式買賣合約、按揭及樓契等法律文件，買賣雙方須各自負責有關買賣合約及其他樓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 formal 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 formal agreement for sale and purchase and the assignment.

買方需支付厘印費，買家印花稅*及特別印花稅*（*如適用）

All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyers' Stamp Duty* and Special Stamp Duty* payments will be borne by the purchaser (*if applicable)

(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

有關按揭及其他法律文件之律師費如：附加合約、有關該樓宇交易之地契、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 other legal costs and charges including supplemental agreement, 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 all legal costs and 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

美聯物業代理有限公司
Midland Realty International Limited

香港置業（地產代理）有限公司
Hong Kong Property Services (Agency) Limited

利嘉閣地產有限公司
Ricacorp Properties Limited

仲量聯行
Jones Lang LaSalle Limited

第一太平戴維斯住宅代理有限公司
Savills Realty Limited

萊坊(香港)有限公司
Knight Frank (Hong Kong) Limited

世邦魏理仕有限公司
CBRE Limited

高力國際物業代理有限公司
Colliers International Agency Limited

香港蘇富比國際物業顧問
Hong Kong Sotheby's International Realty

世紀21測量行有限公司
Century 21 Surveyors 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

(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:

www.argenta.com.hk

www.argenta.com.hk