

## 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	凱和山 MORI	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	管翠路 18 號 (臨時門牌號數有待發展項目建成時確認) No. 18 Kwun Chui Road (The provisional street number is subject to confirmation when the Development is completed)		
發展項目中的住宅物業的總數 The total number of residential properties in the Development	693		

印製日期 Date of Printing	價單編號 Number of Price List
18 September 2023	2

### 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
18 September 2023	2A	---











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
第5座 Tower 5	17	G	53.007 (571) 露台 Balcony: 2.062 (22) 工作平台 Utility Platform: 1.500 (16)	8,296,000	156,508 (14,529)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	18	G	53.007 (571) 露台 Balcony: 2.062 (22) 工作平台 Utility Platform: 1.500 (16)	8,379,000	158,073 (14,674)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	19	G	53.007 (571) 露台 Balcony: 2.062 (22) 工作平台 Utility Platform: 1.500 (16)	8,462,000	159,639 (14,820)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	12	H	36.770 (396) 露台 Balcony: 2.150 (23) 工作平台 Utility Platform: 1.575 (17)	5,808,000	157,955 (14,667)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	15	H	36.770 (396) 露台 Balcony: 2.150 (23) 工作平台 Utility Platform: 1.575 (17)	5,837,000	158,744 (14,740)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	1	K	27.077 (291) 露台 Balcony: 2.095 (23) 工作平台 Utility Platform: --	4,003,000	147,838 (13,756)	--	--	--	7.505 (81)	--	--	--	--	--	--
第5座 Tower 5	1	L	37.879 (408) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: --	5,960,000	157,343 (14,608)	--	--	--	16.673 (179)	--	--	--	--	--	--
第5座 Tower 5	16	L	37.879 (408) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: --	6,168,000	162,834 (15,118)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	17	L	37.879 (408) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: --	6,200,000	163,679 (15,196)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	18	L	37.879 (408) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: --	6,262,000	165,316 (15,348)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	19	L	37.879 (408) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: --	6,324,000	166,953 (15,500)	--	--	--	--	--	--	--	--	--	--
第5座 Tower 5	1	M	45.199 (487) 露台 Balcony: 2.001 (22) 工作平台 Utility Platform: --	7,126,000	157,658 (14,632)	--	--	--	28.676 (309)	--	--	--	--	--	--





## 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) 註：在本第(4)段中，(a)『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約中訂明的住宅物業的實際金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。

Note: In this paragraph (4), (a) "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded up to the nearest thousand to determine the Transaction Price.

買方於簽署臨時買賣合約時須繳付相等於成交金額 5%之金額作為臨時訂金(「臨時訂金」)，其中港幣\$100,000 之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「的近律師行」或 "Deacons"。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the Transaction Price ("Preliminary Deposit"). HK\$100,000 being part of the Preliminary Deposit must be paid by cashier order(s) and the balance of the Preliminary Deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "DEACONS" or "的近律師行".

(4)(i) 支付條款 Terms of Payment

**(A) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減 9%) (9% discount from Price)**

1. 成交金額 5%: 臨時訂金須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。  
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. 成交金額 95%: 成交金額餘款須於買方簽署臨時買賣合約後 120 天內支付, 或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付, 以較早者為準。  
95% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 120 days after signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is the earlier.

**(B) 建築期付款計劃 Stage Payment Plan (照售價減 8.25%) (8.25% discount from Price)**

1. 成交金額 5%: 臨時訂金須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。  
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. 成交金額 5%: 部份成交金額須於買方簽署臨時買賣合約後 120 天內支付, 或於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付, 以較早者為準。  
5% of the Transaction Price being part payment of Transaction Price shall be paid by the Purchaser within 120 days after signing of the preliminary agreement for sale and purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser, whichever is the earlier.
3. 成交金額 90%: 成交金額餘款須於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付。  
90% of the Transaction Price being the balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

**(C) 靈活建築期付款計劃 Flexible Stage Payment Plan (照售價減 7.5%) (7.5% discount from Price)**

1. 成交金額 5%: 臨時訂金須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。  
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. 成交金額 95%: 成交金額餘款須於賣方就其有能力將物業有效地轉讓予買方一事向買方發出通知的日期後的 14 天內支付。  
95% of the Transaction Price being the balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the property to the Purchaser.

備註:

Note:

- (a) 買方於簽署買賣合約前, 如需更改付款辦法, 必須得賣方事先同意, 並須在要求下繳付手續費港幣\$7,500 及自付有關額外費用。  
If a Purchaser wishes to change the payment terms before signing of the agreement for sale and purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of HK\$7,500 upon demand and all related extra expenses.
- (b) 買方到自行聘用之律師行辦理購買物業手續所需之法律費用, 歸由買方負責繳交。  
The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.
- (c) 有關物業買賣之印花稅, 概由買方支付。  
All stamp duty chargeable in relation to the sale and purchase of the property shall be paid by the Purchaser absolutely.
- (d) 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成, 賣方所推薦之律師行將豁免有關買賣合約及樓契之律師費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)。一切有關按揭及其他之費用, 均由買方負責。除上述情況外, 各方需自行負責己方的律師費用及支出。  
If the Purchaser appoints the solicitors firm recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be waived by the solicitors firm recommended by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.
- (e) 請同時參閱(4)(iv)及(4)(v)。  
Please also refer to (4)(iv) and (4)(v).

(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)

(b) 「置業折扣」優惠 "Home Purchase" Benefit

買方可獲額外 3%售價折扣優惠作為「置業折扣」優惠。

An extra 3% discount from the Price would be offered to the Purchaser as the "Home Purchase" Benefit.

(c) 都岸生活尊尚優惠 Coastal Living Benefit

買方可獲額外 3%售價折扣優惠作為都岸生活尊尚優惠。

An extra 3% discount from the Price would be offered to the Purchaser as the Coastal Living Benefit.

(d) 「早鳥折扣」優惠 "Early Bird" Benefit

買方可獲額外 3%售價折扣優惠作為「早鳥折扣」優惠。

An extra 3% discount from the Price would be offered to the Purchaser as the "Early Bird" Benefit.

(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**

(a) 請參閱 (4)(i) 及 (4)(ii)

Please refer to (4)(i) and (4)(ii)

(b) 優先購買住宅停車位優惠

**Priority to Purchase Residential Car Parking Space**

(1) 買方簽署臨時買賣合約購買任何下列指定住宅物業可獲認購發展項目內一個住宅停車位之權利。相關買方須根據賣方日後公佈的住宅停車位銷售安排內規定的時限、條款及方式決定是否認購住宅停車位，否則其認購住宅停車位的權利將會自動失效，買方不會為此獲得任何補償。

The Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties shall have an option to purchase one residential car parking space in the Development. The relevant Purchaser must decide whether to purchase the residential car parking space in accordance with the time limit, terms and method as prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor, failing which the option to purchase the residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

第 5 座 16,17,18,19 樓 A 單位

Tower 5 16,17,18,19/F Unit A

(2) 住宅停車位的售價及銷售安排詳情(包括但不限於揀選住宅停車位的次序)將由賣方全權及絕對酌情決定，並容後公佈。

The price and details of sales arrangements of the residential car parking spaces (including but not limited to the order for selection of the residential car parking spaces) will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(3) 以上優惠並不影響買方根據買賣合約條款完成購買住宅物業之責任。

The above benefit does not affect the obligations of the purchaser to complete the purchase of the residential property pursuant to the terms of the agreement for sale and purchase.

(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**

1. 買方須負責其所有律師費及雜費支出。如買方選用賣方指定之代表律師作為買方之代表律師處理所有有關購買的一切法律文件，並由賣方代表律師同時處理物業按揭事宜，賣方代表律師將豁免買賣合約及轉讓契兩項法律文件之律師費用(不包括一切雜費及支出)。

The Purchaser shall be responsible for all his/her/its legal costs and expenses. If the Purchaser appoints the Vendor's solicitors to act on his / her / its behalf in respect of all legal documents for the purchase, and the mortgage is handled by the Vendor's solicitors as well, the Vendor's solicitors shall waive the Purchaser's legal costs (excluding all disbursements and expenses) of the agreement for sale and purchase and the assignment.

2. 如買方另聘代表律師作為買方之代表律師處理其購買事宜，買賣雙方須各自負責有關該買賣的法律文件之律師費用。  
If the Purchaser instructs his / her / its own solicitors to act for him / her / it in respect of the purchase, the Vendor and the Purchaser shall each pay his / her / its own legal fees in respect of the legal documents for the sale and purchase.
3. 買方須支付所有有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於根據《印花稅條例》(第 117 章)可予徵收的從價印花稅、額外印花稅、買家印花稅、附加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)、登記費及其他雜費及支出。  
All stamp duty (including but not limited to the ad valorem stamp duty, special stamp duty, buyer's stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap.117) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements and charges on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(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**

一切製作、登記及完成發展項目大廈公契及管理協議("公契")之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、為申請豁免買家印花稅及/或從價印花稅新/較高稅率而須的任何法定聲明的費用、所購物業的按揭(如有)之法律費用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所有法律費用及其他支出，均由買方負責及支付。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development ("DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the Assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new/higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property 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:**

賣方委任的代理:

Agents appointed by the Vendor:

- |                         |  |
|-------------------------|--|
| 1. 中原地產代理有限公司           | Centaline Property Agency Limited  |
| 2. 美聯物業代理有限公司           | Midland Realty (International) Limited   |
| 3. 利嘉閣地產有限公司            | Ricacorp Properties Limited  |
| 4. 香港置業(代理)有限公司         | Hong Kong Property Services (Agency) Limited                                   |
| 5. 世紀 21 集團有限公司及旗下特許經營商 | Century 21 Group Limited and Franchisees                                       |
| 6. 祥益地產代理有限公司           | Many Wells Property Agent Limited  |
| 7. 晉誠地產代理有限公司           | Earnest Property Agency Limited  |
| 8. 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       |
| 9. 香港地產代理商總會有限公司及其特許會員  | Hong Kong Real Estate Agencies General Association Limited & Chartered Members |

請注意：任何人可委任任何地產代理在購買該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, 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.mori.com.hk>。

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