

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 No. 18 Kwun Chui Road		
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
14 September 2023	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
13 March 2024	1A	---
1 August 2024	1B	---
17 December 2024	1C	---

第二部份：面積及售價資料 Part 2 : Information on Area and Price

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[illegible]

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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十位數作為成交金額。

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 ten 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 天極靈活付款辦法 120-day Super Flexible 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。
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.

(B) 360 天現金優惠付款辦法 360-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 360 天內支付。
95% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 360 days after signing of the preliminary agreement for sale and purchase.

(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.

(e) 適用於:

Applicable to:

第 5 座 3,5,7,8,9,10,11,15,16,17,18,19 樓 C 單位 及 10,11 樓 F 單位 及 1,10,11 樓 H 單位 及 3,5,6,7,8 樓 M 單位
Tower 5 3,5,7,8,9,10,11,15,16,17,18,19/F Unit C and 10,11/F Unit F and 1,10,11/F Unit H and 3,5,6,7,8/F Unit M

特別折扣優惠 Special Discount Benefit

買方可獲額外 8.1%售價折扣優惠作為特別折扣優惠優惠。

An extra 8.1% discount from the Price would be offered to the Purchaser as the Special Discount 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 2,3,5,6,7,8,9,10,11,12,15 樓 A 單位
Tower 5 2,3,5,6,7,8,9,10,11,12,15/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.

(c) 首 18 個月免息免供 80%第一按揭貸款 (此安排只適用於選擇支付條款(A) 120 天極靈活付款辦法)

Interest and Repayment Holidays for the first 18 months of the 80% First Mortgage Loan (This arrangement is only applicable to Purchasers who choose Terms of Payment (A) 120-day Super Flexible Payment Plan)

買方可向賣方介紹之財務機構或賣方指定的其它公司(「介紹之第一承按人」)申請最高達成交金額之 80%之第一按揭(「第一按揭貸款」)。第一按揭貸款及其申請受以下條款及條件規限：

The Purchaser may apply to the financial institution referred by the Vendor or any other company designated by the Vendor (the “Referred First Mortgagee”) for first mortgage with a maximum loan amount equivalent to 80% of the Transaction Price (the “First Mortgage Loan”). The First Mortgage Loan and its application are subject to the following terms and conditions:

- (1) 買方必須於付清成交金額餘款之日起計最少 60 日前以指定格式的申請書向介紹之第一承按人申請第一按揭貸款。

The Purchaser shall apply to the Referred First Mortgagee for the First Mortgage Loan by the prescribed form not less than 60 days before the due date of payment of the balance of the Transaction Price.

- (2) 買方須依照介紹之第一承按人之要求提供足夠之入息證明文件。

The Purchaser shall provide sufficient proof of income in accordance with the requirements of the Referred First Mortgagee.

- (3) 買方須以所購之發展項目住宅物業之第一法定按揭作為第一按揭貸款的抵押。

The First Mortgage Loan shall be secured by a first legal mortgage over the residential property in the Development purchased by the Purchaser.

- (4) 第一按揭貸款年期最長為 25 年。

The maximum tenor of the First Mortgage Loan shall be 25 years.

- (5) 第一按揭貸款年期第 19 個月及其後之年利率為介紹之第一承按人不時報價之最優惠利率加 1.375%。

The annual interest rate of the First Mortgage Loan from the 19th month of the term of the First Mortgage Loan and thereafter shall be 1.375% above the best lending rate as quoted by the Referred First Mortgagee from time to time.

- (6) 「最優惠利率」由介紹之第一承按人決定，於本價單日期，現決定的最優惠利率為每年 6.125%。

The best lending rate is determined by the Referred First Mortgagee. As at the date of this price list, the current best lending rate so determined is 6.125% per annum.

- (7) 第一按揭貸款年期首 18 個月為免息免供期，其後買方則須照常按月分期償還連本帶息第一按揭貸款。

No repayment of principal and no payment of interest is required for the first 18 months of the term of the First Mortgage Loan and the Purchaser shall repay the principal amount and interest as usual for the rest of the term of the First Mortgage Loan by monthly instalments.

- (8) 第一按揭貸款及其相關擔保（如要）之法律文件必須由介紹之第一承按人指定之律師行辦理，並由買方及其擔保人（如有）須支付所有第一按揭貸款及其擔保相關之律師費及雜費。

All legal documents in relation to the First Mortgage Loan and its related guarantee(s) (if necessary) must be prepared by the solicitors’ firm designated by the Referred First Mortgagee and all legal costs and disbursements relating thereto shall be paid by the Purchaser and his/her/its guarantor(s) (if any).

- (9) 買方於決定選擇此安排前，請先向介紹之第一承按人查詢清楚按揭條款及條件、批核條件及申請手續。

The Purchaser is advised to enquire with the Referred First Mortgagee on details of the terms and conditions of the mortgage, approval conditions and application procedures of the First Mortgage before choosing this arrangement.

- (10) 第一按揭貸款之條款及批核條件僅供參考，介紹之第一承按人保留在其認為合適時不時更改第一按揭貸款之條款及條件及批核條件的權利。

The terms and conditions and approval conditions of the First Mortgage Loan are for reference only. The Referred First Mortgagee reserves the right to change the terms and conditions and approval conditions of the First Mortgage Loan from time to time as it sees fit.

(11) 第一按揭貸款受其他條款及條件約束。有關第一按揭貸款申請之批核與否及借貸條款及條件以介紹之第一承按人之最終決定為準，與賣方無關，且於任何情況賣方均無需為此負責。賣方並無亦不得被視為就第一按揭貸款之按揭條款及條件以及申請批核與否作出任何不論明示或隱含之陳述、承諾或保證。不論貸款獲批與否，買方仍須按買賣合約完成交易及付清成交金額餘款。

The First Mortgage Loan is subject to other terms and conditions. The terms and conditions and the approval or disapproval of applications for the First Mortgage Loan are subject to the final decision of the Referred First Mortgagee, and are not related to the Vendor (who shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval or disapproval of applications for the First Mortgage Loan. Regardless the First Mortgage Loan is granted or not, the Purchaser shall complete the sale and purchase and pay the balance of the Transaction Price in accordance with the agreement for sale and purchase.

(d) 不申請「首 18 個月免息免供 80%第一按揭貸款」之現金回贈優惠 (只適用於選擇支付條款(A) 120 天極靈活付款辦法)

Cash rebate for not applying for the “Interest and Repayment Holidays for the first 18months of the 80% First Mortgage Loan” (Only applicable to Purchasers who choose Terms of Payment (A) 120-day Super Flexible Payment Plan)

如買方於簽署臨時買賣合約後最終選擇不申請上述(4)(iii)(c)段的「首 18 個月免息免供 80%第一按揭貸款」，買方可獲賣方提供相等於成交金額 8%之現金回贈，惟買方必須於付清成交金額餘款日期前不少於 30 天以書面通知及向賣方確認買方決定不申請「首 18 個月免息免供 80%第一按揭貸款」。現金回贈將由賣方於指明住宅物業買賣完成交易時直接用於支付部份成交金額餘款。為免生疑，獲得此段所述之現金回贈之買方無權獲得下述(4)(iii)(e)段所述之現金回贈。

If the Purchaser, after signing of preliminary agreement for sale and purchase, finally elects not to apply for the “Interest and Repayment Holidays for the first 18months of the 80% First Mortgage Loan” mentioned in paragraph (4)(iii)(c) above, the Purchaser shall be entitled to a cash rebate provided by the Vendor which is equivalent to 8% of the Transaction Price, provided that the Purchaser shall give a written notice to the Vendor not less than 30 days before the date of the payment of the balance of the Transaction Price confirming that the Purchaser will not apply for the “Interest and Repayment Holidays for the first 18months of the 80% First Mortgage Loan”. The cash rebate will be applied by the Vendor to settle part of the balance of the Transaction Price directly upon completion of the sale and purchase of the specified residential property. For the avoidance of doubt, purchasers entitled to the cash rebate referred to in this paragraph shall not be entitled to the cash rebate referred to in paragraph (4)(iii)(e) below.

(e) 提前付清成交金額現金回贈 (只適用於選擇支付條款(B) 360 天現金優惠付款辦法)

Early Settlement Cash Rebate (Only applicable to Purchasers who choose Terms of Payment (B) 360-day Cash Payment Plan)

如買方提前於正式買賣合約訂明的付款限期日之前付清成交金額餘款，可獲賣方根據以下列表送出「提前付清成交金額現金回贈」。

If the Purchaser settles the balance of the Transaction Price earlier than the due date of payment specified in the formal agreement for sale and purchase, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" offered by the Vendor according to the table below.

提前付清成交金額現金回贈列表 Early Settlement Cash Rebate Table

付清成交金額餘款日期 Date of settlement of the balance of the Transaction Price	提前付清成交金額現金回贈金額 Early Settlement Cash Rebate amount
簽署臨時買賣合約的日期後 120 日內 Within 120 days after the date of signing of the preliminary agreement for sale and purchase	成交金額 5% 5% of the Transaction Price
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the date of signing of the preliminary agreement for sale and purchase	成交金額 4% 4% of the Transaction Price
簽署臨時買賣合約的日期後 240 日內 Within 240 days after the date of signing of the preliminary agreement for sale and purchase	成交金額 3% 3% of the Transaction Price

買方須於擬提前付清成交金額餘款日前最少 30 日，以書面向賣方申請提前付清成交金額現金回贈，賣方會於收到買方申請並核實資料後於指明住宅物業買賣完成交易時將提前付清成交金額現金回贈直接用於支付部份成交金額餘款。

The Purchaser shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the intended date of early settlement of the balance of the Transaction Price. After the Vendor has received the application from the Purchaser and has duly verified the information, the Vendor will apply the Early Settlement Cash Rebate to settle part of the balance of the Transaction Price directly upon completion of the sale and purchase of the specified residential property.

(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 |
| 10. 28 置業卓越代理有限公司 | 28 Property Excellence Agency Company Limited |

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> .