

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	津匯 City Hub	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	九龍城道8號，浙江街44號及九龍城道6號 No. 8 Kowloon City Road, No. 44 Chi Kiang Street and No. 6 Kowloon City Road		
發展項目的住宅物業的總數 The total number of residential properties in the development			175

印製日期 Date of Printing	價單編號 Number of Price List
10-January-2020	7

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
07-August-2020	7A	√
15-September-2020	7B	√
16-February-2021	7C	√

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方米)	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 Flat	Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	Price (\$)	Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	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			
津匯 City Hub	21	A	49.342 (531)	13,076,000	265,007	--	--	--	--	--	--	--	--	--	--	--		
			露台 Balcony: 2.000 (22)	12,365,000	(24,625)	--	--	--	--	--	--	--	--	--	--	--	--	
			工作平台 Utility Platform: 1.499 (16)	10,278,000	250,598	--	--	--	--	--	--	--	--	--	--	--	--	--
				10,000,000	(23,286)	--	--	--	--	--	--	--	--	--	--	--	--	--
	25	A	49.342 (531)	13,731,000	278,282	--	--	--	--	--	--	--	--	--	--	--	--	
		露台 Balcony: 2.000 (22)	12,623,000	(25,859)	--	--	--	--	--	--	--	--	--	--	--	--	--	
		工作平台 Utility Platform: 1.499 (16)	10,534,000	256,029	--	--	--	--	--	--	--	--	--	--	--	--	--	
			10,000,000	(23,791)	--	--	--	--	--	--	--	--	--	--	--	--	--	
	26	A	49.342 (531)	13,453,000	272,648	--	--	--	--	--	--	--	--	--	--	--	--	
		露台 Balcony: 2.000 (22)	12,722,000	(25,235)	--	--	--	--	--	--	--	--	--	--	--	--	--	
		工作平台 Utility Platform: 1.499 (16)	10,534,000	257,833	--	--	--	--	--	--	--	--	--	--	--	--	--	
			10,000,000	(23,959)	--	--	--	--	--	--	--	--	--	--	--	--	--	
	25	F	24.816 (267)	7,231,000	291,385	--	--	--	--	--	--	--	--	--	--	--	--	
		露台 Balcony: 2.000 (22)	6,717,000	(27,082)	--	--	--	--	--	--	--	--	--	--	--	--	--	
		工作平台 Utility Platform: 1.500 (16)	6,180,000	270,672	--	--	--	--	--	--	--	--	--	--	--	--	--	
				6,180,000	(25,157)	--	--	--	--	--	--	--	--	--	--	--	--	
	25	J	34.213 (368)	8,593,000	251,162	--	--	--	--	--	--	--	--	--	--	--	--	
		露台 Balcony: 2.000 (22)			(23,351)	--	--	--	--	--	--	--	--	--	--	--	--	
		工作平台 Utility Platform: 1.500 (16)				--	--	--	--	--	--	--	--	--	--	--	--	

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，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：於本第4段內，「售價」指本價單第二部份表中所列之價錢，而「樓價」指臨時買賣合約及買賣合約所載之售價。因應相關折扣(如有)按售價計算得出之價目，皆以四捨五入方式換算至千位數作為樓價。

Note: In this paragraph (4), "Price" means the price set out in the schedule in Part 2 of this price list, and "Purchase Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the Price will be rounded off to the nearest thousand to determine the Purchase Price.

(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樓價5%作為臨時訂金，其中港幣\$100,000.00須以銀行本票繳付，臨時訂金餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方代表律師「孖士打律師行」。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 shall be paid by a cashier order and the balance of the preliminary deposit shall be paid by cashier order or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to the Vendor's solicitors "Mayer Brown".

(a) 付款辦法A: City Hub 90 (照售價)

1) 樓價 5% 即臨時訂金於買方簽署臨時買賣合約時繳付。

2) 樓價 5% 即加付訂金於買方簽署臨時買賣合約後30天內繳付。

3) 樓價 90% 即成交金額的餘數於買方簽署臨時買賣合約後90 天內繳付。

Plan A: City Hub 90 (the Price)

1) 5% of the Purchase Price being the preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase.

2) 5% of the Purchase Price being the further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.

3) 90% of the Purchase Price being balance of the Purchase Price shall be paid by the Purchaser within 90 days after signing of 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

(A) 「僱員、近親」優惠

(A) "Employee, Close Relative(s)" Benefit

如買方在臨時買賣合約之日為寶聲(集團)有限公司或其士國際集團有限公司或上述公司任何一間附屬公司或任何一間有聯繫公司的僱員或啟基學校或陳樹渠紀念中學之僱員(「合資格僱員」)或其近親(指合資格僱員的配偶、父母、子女、兄弟、姊妹、祖父母、外祖父母、孫男、孫女、外孫男及外孫女)(「合資格近親」)而有關於該臨時買賣合約的買賣並無涉及中介人或代理，買方可獲額外3%售價折扣作為「僱員、近親」優惠。買方須提供令賣方滿意之證明文件以核實其合資格僱員或合資格近親身份，賣方對買方是否合資格僱員或合資格近親及有關於該臨時買賣合約的買賣是否涉及中介人或代理擁有最終決定權，其決定對買方具約束力。

If the Purchaser is an employee of Bonds Group Company Limited or Chevalier International Holdings Limited or any subsidiary or any associated company of the aforesaid companies or an employee of Chan's Creative School or Chan Shu Kui Memorial School ("Eligible Employee") or his/her close relative(s) (i.e. spouse, parents, children, brothers, sisters, grandparents, grandparents-in-law, grandchildren and grandchildren-in-law of the Eligible Employee) ("Eligible Close Relative(s)") on the date of the preliminary agreement for sale and purchase and no intermediary or agent is involved in the sale and purchase in connection with such preliminary agreement for sale and purchase, an extra 3% discount on the Price would be offered to the Purchaser as "Employee, Close Relative(s)" Benefit. The Purchaser shall provide documentary proof to verify his identity as an Eligible Employee or Eligible Close Relative(s) to the Vendor's satisfaction. Whether the Purchaser is an Eligible Employee or Eligible Close Relative(s) and whether any intermediary or agent is involved in the sale and purchase in connection with such preliminary agreement for sale and purchase shall be subject to the final decision of the Vendor which shall be binding on the Purchaser.

- (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

送贈家具優惠
Free Furniture Offer

購買25樓A、F、J單位之買方可免費獲贈本價單附錄載列之家具和實產(『該家具』)。該家具將以現狀形式交付予買方，賣方不會就任何該家具之質量及狀況作出任何陳述或保證或承諾，賣方亦無及不會就任何該家具提供任何維修或保養或補救任何欠妥之處。為免生疑，即使賣方因任何原因未能將任何該家具以現狀形式或未能將任何該家具贈與買方，買方仍須履行其在臨時買賣合約及正式買賣合約項下的所有責任及完成購買單位。

The Purchaser of Flat A, F, J on 25/F will be provided with the furniture and chattels as set out in Annex hereto (the "Furniture") free of charge.

The Furniture will be delivered to the Purchaser on an "as is" basis and the Vendor does not and will not give any representation or warranty or undertaking as to the quality and condition of any of the Furniture or provide any repair or maintenance or remedy any defect for any of the Furniture. For the avoidance of doubt, the Purchaser shall be obliged to perform all his obligations under the preliminary agreement for sale and purchase and the agreement for sale and purchase and complete the purchase of the flat even if the Vendor fails to deliver any of the Furniture on an "as is" basis or at all for whatever reason.

- (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. 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其買賣合約、轉讓契及按揭契(如有)，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase, the assignment and the mortgage (if any), the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment.

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約、轉讓契及/或按揭契(如有)，買賣雙方須各自負責其有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase, the assignment and/or the mortgage (if any) each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

3. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家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))、登記費及其他支出費用。

All stamp duty, registration fees and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited to any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty (if applicable)) will 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

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，所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買方印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用及其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser(s) 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 purchased, all plan fees for plans to be annexed to agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the property purchased, the cost of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

附錄 送贈家具優惠
Annex Free Furniture Offer

購買25樓A單位之買方可免費獲贈該家具如下：

The Purchaser of Flat A on 25/F will be provided with the Furniture as below free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
Living/Dining Room 客/飯廳					
Carpet 地毯	1	Chair 椅	4	Coffee Table 茶几	1
Curtain 窗簾	4	Cushion 咕啞	6	Decoration Clock 裝飾鐘	1
Decorative Fire Place 裝飾火爐壁	1	Mirror 鏡	1	Pendant Light 吊燈	2
Sofa 沙發	2	Table 餐枱	1	TV Cabinet 電視櫃	1
Bedroom 1 睡房1					
Bed 床	1	Bedding 寢具	1	Carpet 地毯	1
Chair with Ottoman 椅連墊凳	1	Curtain 窗簾	2	Cushion 咕啞	7
Mattress 床墊	1	Pendant Light 吊燈	2	Pillow 枕頭	2
Wardrobe 衣櫃	1	Wardrobe Lighting With Sensor 衣櫃感應燈	4		
Bedroom 2 睡房2					
Bed 床	1	Bedding 寢具	1	Chair 椅	1
Cushion 咕啞	6	Curtain 窗簾	2	Mattress 床墊	1
Luggage 皮箱	1	Mirror 鏡	1	Pendant Light 吊燈	1
Pillow 枕頭	1	Table 枱	1	Wardrobe 衣櫃	1
Wardrobe Lighting With Sensor 衣櫃感應燈	1				

購買25樓F單位之買方可免費獲贈該家具如下：

The Purchaser of Flat F on 25/F will be provided with the Furniture as below free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
Ito Sofa 變型沙發床	1	Mattress 床褥	1	Giro 變型餐枱	1
Seating Chair 餐椅	2	Wall Unit 吊櫃	1	Ceiling Light 吊燈	1
Curtain 窗簾	1	Track Light 路軌燈	1	Aluminium Blinds 鋁百頁	2
Bay Window Drawer 窗台櫃桶	1	Cushion 抱枕	6	32" wall-mounted TV with Remote Control 32吋掛牆電視機連遙控	1
Night Table, Shelves and back panel 床頭櫃，層板和背板	2				

購買25樓J單位之買方可免費獲贈該家具如下：

The Purchaser of Flat J on 25/F will be provided with the Furniture as below free of charge:

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
Open Kitchen 開放式廚房					
Artificial Plant 人造植物	1	Washing liquid 洗手液	1	Vase 花瓶	1
Candle 蠟燭	2	Fragrance Diffuser 香薰木條	9	Glass Bottle 玻璃瓶	1
Living/Dining Room 客/飯廳					
Artificial Plant 人造植物	4	Coffee Table 茶几	1	Artwork 藝術品	1
Carpet 地毯	1	Table 枱	1	Decoration Book 裝飾書	25
Candle with Container 蠟燭連容器	3	Chair 椅	3	Cushion 咕啞	9
Candle 蠟燭	3	Pendant Light 吊燈	1	Downlight with Glass cover 筒燈連玻璃罩	6
LED Light Strip LED 燈帶	1	Glass 玻璃杯	2	Vase 花瓶	4
Wall Light 壁燈	1	Low Cabinet 半腰櫃	1	Artificial Flower with Vase 人造花連花瓶	3
TV Cabinet 電視地櫃	1	Bowl 碗	3	Sofa with footstool 梳化連腳踏	1
Wine Bottle 酒樽	1	Plate 碟	3	Television with control 電視連遙控	1
Cutlery (knife, fork, spoon) 餐具	3	Decoration Box 裝飾盒	1	Photo Frame 相架	2
Fragrance 香薰	1	Pelmet 窗簾殼	1	Display cabinet with Glass shelf 飾物櫃連玻璃層板	1
Bedroom 睡房					
Tray with Artificial flower 托盤連人造花	2	LED Light Strip LED 燈帶	1	Pendant Light 吊燈	1
Candle 蠟燭	1	White Shirt 白襯衫	3	Hanger 衣架	3
Bed 床	1	Mattress 床墊	1	Bedding 寢具	1
Curtain 窗簾	2	Cup & Plate 杯連碟	1	Decoration Bird 裝飾雀仔	13
Artificial Flower with Vase 人造花連花瓶	1	Spotlight 射燈	2	Blanket 毛毯	1
Wardrobe 衣櫃	1	Pelmet 窗簾殼	1		
Bathroom 浴室					
Bath Gel 梘液瓶	2	Container 容器	1	Towel 毛巾	5
Tray 托盤	1	Fragrance Diffuser 香薰花瓣	1	Hand Wash Bottle 洗手液瓶	1

- (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:

宏隆地產代理有限公司
Gold Standard Real Estate 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：
The address of the website designated by the vendor for the development is:

<http://www.cityhub.com.hk>
<http://www.cityhub.com.hk>