

# 價單 Price List

## 第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	佳悅 The Vim	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	海壇街225號 225 Hai Tan Street		
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)		115	

印製日期 Date of Printing	價單編號 Number of Price List
15 May 2023	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
20 June 2023	3A	--
26 September 2023	3B	--
21 November 2023	3C	--

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
佳悅 The Vim	11	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (-)	4,576,000	232,379 (21,585)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	12	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (-)	4,615,000	234,359 (21,769)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	15	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (-)	4,654,000	236,340 (21,953)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	16	B	26,878 (289) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (-)	6,410,000	238,485 (22,180)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	16	D	26,265 (283) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (-)	6,427,000	244,698 (22,710)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	16	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (-)	4,693,000	238,320 (22,137)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	17	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (-)	4,731,000	240,250 (22,316)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	18	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (-)	4,770,000	242,230 (22,500)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	19	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (-)	4,809,000	244,211 (22,684)	--	--	--	--	--	--	--	--	--	

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
佳悅 The Vim	20	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,848,000	246,191 (22,868)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	21	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,887,000	248,172 (23,052)	--	--	--	--	--	--	--	--	--	
佳悅 The Vim	22	E	19,692 (212) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: -- (--)	4,926,000	250,152 (23,236)	--	--	--	--	--	--	--	--	--	

### 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 The Terms of Payment**

買方於簽署臨時買賣合約時須繳付相等於成交金額之 5% 作為臨時訂金。臨時訂金之其中港幣\$80,000 須以銀行本票繳付，抬頭請寫「貝克·麥堅時律師事務所」。請另備支票以補足臨時訂金之餘額，抬頭請寫「貝克·麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price. A cashier order of HK\$80,000 being part of the preliminary deposit shall be made payable to “Baker & McKenzie”. Please prepare a cheque payable to “Baker & McKenzie” to pay the balance of the preliminary deposit.

註： 在第 4 段中，「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售價。因應不同折扣按售價計算得出之價目，皆以向下進位方式換算至百位數作為成交金額。

Note: In paragraph 4, “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 discount(s) on the Price will be rounded down to the nearest hundred to determine the Transaction Price.

**(A) 120天付款計劃 120-day Payment Plan (依照售價) (in accordance with the price)**

1. 買方須於簽署臨時合約時繳付相等於成交金額 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合約。  
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser(s) within 5 working days after signing of the preliminary agreement for sale and purchase.
2. 成交金額95%即成交金額餘款於買方簽署臨時合約後 120 天內付清。  
95% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser(s) within 120 days after signing of the preliminary agreement for sale and purchase.

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

- (a) 見第4(i) 段。  
See paragraph 4(i).
- (b) 「LIVE MY LIFE」特別折扣  
"Live My Life" Special Discount:

買方可獲額外 1%售價折扣優惠作為「LIVE MY LIFE」特別折扣。

An extra 1% discount from the Price would be offered to the Purchasers as the "Live My Life" Special Discount.

(c) 「秋分悅賞」限時折扣

"Autumnal Equinox" Limited Time Discount:

凡於 2023年 10 月 1 日 至 2023 年 12 月 31 日期間(包括首尾兩日)簽署臨時買賣合約，買方可獲額外 3%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed within the period from 1 October 2023 to 31 December 2023 (both days inclusive), an extra 3% discount from the Price would be offered to the Purchasers.

(d) 「冬至悅賞」限時折扣

"Winter Equinox" Limited Time Discount:

凡於 2024年 1 月 1 日 至 2024 年 2 月 29 日期間(包括首尾兩日)簽署臨時買賣合約，買方可獲額外 3%售價折扣優惠。

Where the preliminary agreement for sale and purchase is signed within the period from 1 January 2024 to 29 February 2024 (both days inclusive), an extra 3% discount from the Price would be offered to the Purchasers.

(e) 「代繳從價印花稅(上限為成交金額3%)」優惠

如買方簽署臨時買賣合約購買任何下列指明住宅物業(下列指明住宅物部份包括於此價單內，部份包括於發展項目其他價單內)，買方可享有「代繳從價印花稅(上限為成交金額3%)」優惠。詳情以相關交易文件條款和條件為準。

22樓之A單位

16樓之B單位

16及18樓之C單位

16樓之D單位

16樓之E單位

受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清每一期樓款及餘款<sup>^</sup>及按買賣合約完成購買指明住宅物業)，賣方會代買方繳付所購買的指明住宅物業之買賣合約所須繳付的從價印花稅。賣方代買方繳付的從價印花稅款額上限為成交金額的3%，超出上限的從價印花稅款額(如有)，由買方自行承擔。

<sup>^</sup> 以賣方代表律師實際收到款項日期計算。

“Ad Valorem Stamp Duty (maximum 3% the Transaction Price)” Benefit

If the Purchaser signs the preliminary agreement for sale and purchase any of the specified residential properties listed below (some of which are included in this price list and some of which are included in other price list(s) of the Development), the Purchaser shall be entitled to enjoy “Ad Valorem Stamp Duty (maximum 3% the Transaction Price)” Benefit. Details of such benefit will be subject to the terms and conditions of the relevant transaction documents.

Flat A, 22/F

Flat B, 16/F

Flat C, 16/F and 18/F

Flat D, 16/F

Flat E, 16/F

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle each part payment and the balance of the Transaction Price<sup>^</sup> according to the respective dates stipulated in the agreement for sale and purchase and complete the purchase of the specified residential property in accordance with the agreement for sale and purchase), the Vendor will pay the ad valorem stamp duty payable by the Purchaser in respect of the agreement for sale and purchase of the Property. The amount of the ad valorem stamp duty payable by the Vendor on behalf of the Purchaser shall not exceed the amount being 3% of the Transaction Price, the excess amount of the ad valorem stamp duty (if any) shall be borne by the Purchaser.

<sup>^</sup> the actual date of payment(s) received by the Vendor’s solicitors shall be considered as the date of settlement of payment by the Purchaser.

**(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) 見第(4)(i)及(4)(ii)段。

See paragraphs (4)(i) and (4)(ii).

**(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**

買賣雙方各自負責其代表律師擬備、完成及登記所有有關買賣法律文件的律師費支出。

Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of all legal documents in relation to the sale and purchase.

買方需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(如相關交易文件條款及條件容許)、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)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but without limitation any stamp duty on any nomination or sub-sale (if permissible under the terms and conditions of the relevant transaction documents), 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) will be borne by the purchaser.

(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.**

有關該住宅物業交易之草擬、登記及完成大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、該住宅物業的業權文件認正本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭（如有）之法律費用，所有關於法定聲明之費用、附加合約費用（如有）及其他實際支出等，均由買方負責。

The purchaser(s) 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 ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property, all costs and expenses relating to the making of the statutory declaration and all legal cost and charges for supplemental agreement (if any).

備註： 買方如因任何原因需更改支付條款，必須得賣方事先同意，並須向賣方繳付\$8,000 不可退還手續費及自付全部相關額外費用。

Remark: If a Purchaser would like to change the payment terms for whatever reasons, the prior consent of the Vendor must be obtained and a non-refundable administrative fee of \$8,000 shall be payable by the Purchaser to the Vendor and the Purchaser shall bear all related extra expenses.

(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:**

1. 中原地產代理有限公司 Centaline Property 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：[www.thevim.com.hk](http://www.thevim.com.hk)

**The address of the website designated by the vendor for the development is: [www.thevim.com.hk](http://www.thevim.com.hk)**