



戈林
新界沙田嶺路8號
GODI

No.8 SHATIN HEIGHTS ROAD SHATIN

價目表

Price List

洋房號碼 House No.	實用面積 (包括露台、工作平台及車房面積) (平方呎) Saleable Area (including balcony, utility platform and Carport Area) (sq.ft.)	實用面積呎價 (每平方呎) Unit Rate of Saleable Area (per sq.ft.) (\$)	另	單位其他面積 Other Area of the unit (sq. ft.)		單位有蓋面積 (平方呎) Unit Covered Area (sq.ft.)	單位所分攤的公 用地方面積 (平方呎) Apportioned Share of Common Area (sq.ft.)	建築面積 (平方呎) Gross Floor Area (sq.ft.)	建築面積呎價 (每平方呎) Unit Rate of Gross Floor Area (per sq.ft.)	訂價 Price (\$)
			空調 / 機電房 (平方呎) AHU / M&E Area (sq.ft.)	平台 / 天台 / 天井面積 (平方呎) Flat Roof / Roof / Yard Area (sq.ft.)	花園面積 Garden Area (sq.ft.)					
6	2,694 (露台:54)(工作平台:16) (車房面積:276)	\$18,114	518	945	1,155	3,212	-	-	-	\$48,800,000
B	4,242 (露台:54)(工作平台:16) (車房面積: 744)	\$27,817	736	1,449	4,777	4,978	-	-	-	\$118,000,000

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付款方法

A. 即時付款 (照訂價 減8%)

- 樓價5% 於簽署臨時買賣合約時繳付，並於5個工作天內到律師樓簽署正式買賣合約。
- 再付樓價5%於簽署正式買賣合約時繳付。
- 樓價餘數90% 於簽署正式買賣合約後60天內付清。

B. 特長成交期付款計劃 (照訂價)

- 樓價5%於簽署臨時買賣合約時繳付，並於5個工作天內到律師樓簽署正式買賣合約。
- 再付樓價5%於簽署正式買賣合約時繳付。
- 再付樓價5%於簽署正式買賣合約後60天內繳付。
- 再付樓價5%於簽署正式買賣合約後90天內繳付。
- 樓價餘數80% 於簽署正式買賣合約後168天內付清。

Payment Terms

A. Cash Payment (Listed Price -8%)

- 5% of the purchase price shall be paid by the Purchaser upon signing of the Provisional Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Provisional Sale and Purchase.
- a further 5% of the purchase price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 90% of the purchase price shall be paid by the Purchaser within 60 days after signing of the Formal Agreement of Sale and Purchase.

B. Stage Payment (Listed Price)

- 5% of the purchase price shall be paid by the Purchaser upon signing of the Provisional Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Provisional Sale and Purchase.
- a further 5% of the purchase price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- a further 5% of the purchase price shall be paid by the Purchaser within 60 days after signing of the Formal Agreement for Sale and Purchase.
- a further 5% of the purchase price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.
- 80% of the purchase price shall be paid by the Purchaser within 168 days after signing of the Formal Agreement of Sale and Purchase.

附註：

1. 有關物業發展項目資料，請參閱售樓說明書。
2. 實用面積包括露台面積、工作平台面積及車房面積。
3. 單位有蓋面積包括實用面積、窗台(如有)及空調/機電房(如有)面積。
4. 有關之建築圖則、分區計劃大綱圖、政府租契及已/待批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
5. 單位樓面至樓面高度(指該樓層之石屎地台面與上一層石屎地台面之高度距離)。
6. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
7. 本價目表/付款方法/有關之優惠隨時調整，恕不另行通知。
8. 有關本發展項目之公眾休憩用地/設施之管理/維修責任，請參閱發展商提供之售樓說明書內「參考資料」所載政府租契/公用契約/大廈公契之相關條款。
9. 發展商保留所有權利決定出售任何單位的時間、方式或售予任何人士。
10. 一切內容以英文版本為準及僅供參考，所有資料均依據正式買賣合約條款所訂為準。

買方須知：

1. 發展商有權在沒有任何通知下修改或取消上述付款方法。
2. 首期訂金須支付「何耀棋律師事務所」，部份樓價及樓價餘款須支付予賣方指定之律師行。
3. 若買方不論任何原因不依時與賣方簽正式合約及/或不依時繳付已訂定之樓價，賣方有權立即終止臨時買賣合約，並沒收所有買方已付的訂金，而賣方有權將該物業重售予任何其認為合適之人士。
4. 部份樓價及樓價餘款，必須以香港持牌銀行所發出，並以賣方律師行作抬頭人之本票或保付支票支付。
5. 買方須於簽訂臨時買賣合約後的五個工作天內，簽署由賣方律師所訂有關該物業之正式買賣合約(下稱「正式合約」)，正式合約內容買方不得更改。
6. 以個人名義(包括單獨或聯名名義)認購者，有關認購人須親臨辦理認購手續及出示有效個人身份證。
7. 以有限公司名義認購者，經辦人須為公司授權辦理認購及簽署臨時買賣合約之董事，其須帶備公司商業登記證、董事名冊及會議記錄證明有關授權之影印副本各一份，親臨辦理認購手續。
8. 所有辦理大廈公契及管理合約之律師費，上手契約認証副本費、圖則費、登記費、其他實際支出款項及所有有關該物業買賣所須繳付之厘印費，包括本臨時買賣合約、正式買賣合約、樓契之厘印費及按揭律師費用一概由買方負責。
9. 買方如須安排物業按揭，請於認購物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率分期還款細則及條件等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。
10. 本「買方須知」之中文譯本僅供參考之用。如有爭議，以英文版本為準。

Remarks :

1. Please refer to the sales brochure for related information of the Development.
2. Saleable Area includes area of the balcony, utility platform and carport area.
3. Unit Covered Area includes the Saleable Area, area of bay window (if any) and AHU / M&E area (if any).
4. Copies of the related Building Plans, Outline Zoning Plan, Government Lease and the approved/ draft DMC are available for free inspection at the sales office(s).
5. Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor).
6. All plans are subject to final approval by the relevant Government Authorities.
7. All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.
8. For details of the management/ maintenance responsibilities of the public open space/ facilities of the development, please refer to the relevant terms of the Government Lease/ Deed of Dedication/ Deed of Mutual Covenant stated in the "Information for Reference" section of the sales brochures provided by the developer.
9. The Developer reserves all rights to decide when, how and to whom to sell any unit.
10. All contents are for reference only. All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase. In case of any discrepancy between the English and Chinese version of the contents of this page, the former shall prevail.

Notes to Purchasers :

1. The developer reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.
2. The Preliminary Deposit shall be made payable to "Gallant Y. T. Ho & Co.". All part payments and balance of purchase price shall be made payable to the Vendor's appointed solicitors of the units concerned.
3. Should the Purchaser(s) fail, for whatever reason, to sign the Formal Agreement for Sale and Purchase within the aforesaid time limited and/or pay the purchase price in accordance with the agreed payment terms, the Vendor shall be entitled to rescind the Preliminary Agreement for Sale and Purchase whereupon all deposits paid shall be absolutely forfeited to the Vendor and the Vendor shall be entitled to resell the Property to anyone the Vendor thinks fit without prior notice.
4. All part payments of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser(s) by way of a cashier's order issued or a cheque certified good for payment by a licenced bank in Hong Kong in favour of the Vendor's solicitors for the relevant amount.
5. The Purchaser(s) shall sign the Formal Agreement for Sale and Purchase of the Property ("the Formal Agreement") prepared by the Vendor's Solicitors which shall not be altered by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
6. For individual purchaser in his/her own name (including sole or joint purchasers), he/she must present his/her identity document(s) and personally attend to the purchase procedures.
7. For corporate purchaser, the person acting for and on behalf of the company must be the director authorized by the company to effect the purchase and to sign the Preliminary Agreement for Sale and Purchase, and he/she must personally attend to the purchase procedures and bring along the business registration certificate of the company, copies of the register of director(s) and minutes of meeting showing his/her authority.
8. All legal costs and disbursements in respect of the Deed of Mutual Covenant Incorporating Management Agreement, certified copies of title deeds and documents, plan fees, registration fees, other disbursements and the stamp duty payable in connection with the sale and purchase of the Property including but not limited to those relating to the Preliminary Agreement, the Formal Agreement, the Assignment and the Mortgage Agreement shall be borne by the Purchaser absolutely.
9. Before purchasing the Property, the Purchaser(s) is/are advised to enquire the bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage for the Property. All financial arrangement shall be subject to the final approval of the bank(s) or financial institution(s).
10. The Chinese translation of this "Notes to Purchasers" is for reference only and the English version thereof shall prevail in case of inconsistency.