

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	琨崙 Jade Grove	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	青發里 8 號 8 Tsing Fat Lane		
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)			91

印製日期 Date of Printing	價單編號 Number of Price List
26 November 2015	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
2 December 2015	1A	--
26 January 2016	1B	--
8 March 2016	1C	--
29 March 2016	1D	--

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	窗台	閣樓	平台	花園	停車位	天台 #	梯屋	前庭	庭院		
						Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof #	Stairhood	Terrace	Yard		
†	低層1樓至低層3樓 Lower Level 1 – Lower Level 3	洋房單位(類別5) 低層洋房單位編號21A (亦稱為青玥琳洋房單位21A) Lower House Unit No. 21A of House Unit (Type 5) (also known as Grove House Unit 21A)	221.686 (2386) 露台 Balcony: 3.250 (35); 工作平台 Utility Platform: ---- (-)	31,824,000	143,554 (13,338)	-	-	-	-	-	-	-	-	-	-	-	
	高層1樓至高層3樓、 天台及高層天台 Upper Level 1 – Upper Level 3, Roof & Upper Roof	洋房單位(類別5) 高層洋房單位編號21B (亦稱為青玥琳洋房單位21B) Upper House Unit No. 21B of House Unit (Type 5) (also known as Grove House Unit 21B)	215.712 (2322) 露台 Balcony: 3.309 (36); 工作平台 Utility Platform: ---- (-)	32,189,000	149,222 (13,863)	-	2.95 (32)	-	49.835 (536)	-	-	18.135 (195)	15.549 (167)	-	-	-	
	低層1樓至低層3樓 Lower Level 1 – Lower Level 3	洋房單位(類別5) 低層洋房單位編號22A (亦稱為青玥琳洋房單位22A) Lower House Unit No. 22A of House Unit (Type 5) (also known as Grove House Unit 22A)	221.956 (2389) 露台 Balcony: 3.250 (35); 工作平台 Utility Platform: ---- (-)	31,553,000	142,159 (13,208)	-	-	-	-	-	-	-	-	-	-	-	-
	高層1樓至高層3樓、 天台及高層天台 Upper Level 1 – Upper Level 3, Roof & Upper Roof	洋房單位(類別5) 高層洋房單位編號22B (亦稱為青玥琳洋房單位22B) Upper House Unit No. 22B of House Unit (Type 5) (also known as Grove House Unit 22B)	216.161 (2327) 露台 Balcony: 3.309 (36); 工作平台 Utility Platform: ---- (-)	31,977,000	147,931 (13,742)	-	2.95 (32)	-	51.117 (550)	-	-	18.135 (195)	15.549 (167)	-	-	-	-
	低層1樓至低層3樓 Lower Level 1 – Lower Level 3	洋房單位(類別5) 低層洋房單位編號23A (亦稱為青玥琳洋房單位23A) Lower House Unit No. 23A of House Unit (Type 5) (also known as Grove House Unit 23A)	221.686 (2386) 露台 Balcony: 3.250 (35); 工作平台 Utility Platform: ---- (-)	31,517,000	142,170 (13,209)	-	-	-	-	-	-	-	-	-	-	-	-
	高層1樓至高層3樓、 天台及高層天台 Upper Level 1 – Upper Level 3, Roof & Upper Roof	洋房單位(類別5) 高層洋房單位編號23B (亦稱為青玥琳洋房單位23B) Upper House Unit No. 23B of House Unit (Type 5) (also known as Grove House Unit)	215.712 (2322) 露台 Balcony: 3.309 (36); 工作平台 Utility Platform: ---- (-)	33,697,000	156,213 (14,512)	-	2.95 (32)	-	49.835 (536)	-	-	18.135 (195)	15.549 (167)	-	-	-	-
	低層1樓至低層3樓 Lower Level 1 – Lower Level 3	洋房單位(類別5) 低層洋房單位編號25A (亦稱為青玥琳洋房單位25A) Lower House Unit No. 25A of House Unit (Type 5) (also known as Grove House Unit 25A)	221.956 (2389) 露台 Balcony: 3.250 (35); 工作平台 Utility Platform: ---- (-)	31,553,000	142,159 (13,208)	-	-	-	-	-	-	-	-	-	-	-	-
	高層1樓至高層3樓、 天台及高層天台 Upper Level 1 – Upper Level 3, Roof & Upper Roof	洋房單位(類別5) 高層洋房單位編號25B (亦稱為青玥琳洋房單位25B) Upper House Unit No. 25B of House Unit (Type 5) (also known as Grove House Unit 25B)	216.161 (2327) 露台 Balcony: 3.309 (36); 工作平台 Utility Platform: ---- (-)	33,933,000	156,980 (14,582)	-	2.95 (32)	-	51.117 (550)	-	-	18.135 (195)	15.549 (167)	-	-	-	-
	低層1樓至低層3樓 Lower Level 1 – Lower Level 3	洋房單位(類別5) 低層洋房單位編號26A (亦稱為青玥琳洋房單位26A) Lower House Unit No. 26A of House Unit (Type 5) (also known as Grove House Unit 26A)	221.686 (2386) 露台 Balcony: 3.250 (35); 工作平台 Utility Platform: ---- (-)	31,517,000	142,170 (13,209)	-	-	-	-	-	-	-	-	-	-	-	-
	高層1樓至高層3樓、 天台及高層天台 Upper Level 1 – Upper Level 3, Roof & Upper Roof	洋房單位(類別5) 高層洋房單位編號26B (亦稱為青玥琳洋房單位26B) Upper House Unit No. 26B of House Unit (Type 5) (also known as Grove House Unit 26B)	215.712 (2322) 露台 Balcony: 3.309 (36); 工作平台 Utility Platform: ---- (-)	33,992,000	157,580 (14,639)	-	2.95 (32)	-	49.835 (536)	-	-	18.135 (195)	15.549 (167)	-	-	-	-
	低層1樓至低層3樓 Lower Level 1 – Lower Level 3	洋房單位(類別5) 低層洋房單位編號27A (亦稱為青玥琳洋房單位27A) Lower House Unit No. 27A of House Unit (Type 5) (also known as Grove House Unit 27A)	221.956 (2389) 露台 Balcony: 3.250 (35); 工作平台 Utility Platform: ---- (-)	31,553,000	142,159 (13,208)	-	-	-	-	-	-	-	-	-	-	-	-
	高層1樓至高層3樓、 天台及高層天台 Upper Level 1 – Upper Level 3, Roof & Upper Roof	洋房單位(類別5) 高層洋房單位編號27B (亦稱為青玥琳洋房單位27B) Upper House Unit No. 27B of House Unit (Type 5) (also known as Grove House Unit 27B)	216.161 (2327) 露台 Balcony: 3.309 (36); 工作平台 Utility Platform: ---- (-)	34,380,000	159,048 (14,774)	-	2.95 (32)	-	51.117 (550)	-	-	18.135 (195)	15.549 (167)	-	-	-	-

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	窗台	閣樓	平台	花園	停車位	天台 #	梯屋	前庭	庭院		
					Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof #	Stairhood	Terrace	Yard		
†	低層1樓至低層3樓 Lower Level 1 – Lower Level 3	洋房單位(類別5) 低層洋房單位編號28A (亦稱為青玥琳洋房單位28A) Lower House Unit No. 28A of House Unit (Type 5) (also known as Grove House Unit 28A)	221.686 (2386) 露台 Balcony: 3.250 (35); 工作平台 Utility Platform: ---- (-)	31,824,000	143,554 (13,338)	-	-	-	-	-	-	-	-	-	-	
	高層1樓至高層3樓、 天台及高層天台 Upper Level 1 – Upper Level 3, Roof & Upper Roof	洋房單位(類別5) 高層洋房單位編號28B (亦稱為青玥琳洋房單位28B) Upper House Unit No. 28B of House Unit (Type 5) (also known as Grove House Unit 28B)	215.712 (2322) 露台 Balcony: 3.309 (36); 工作平台 Utility Platform: ---- (-)	34,593,000	160,367 (14,898)	-	2.95 (32)	-	49.835 (536)	-	-	18.135 (195)	15.549 (167)	-	-	
	低層1樓至低層3樓 Lower Level 1 – Lower Level 3	洋房單位(類別5) 低層洋房單位編號29A (亦稱為青玥琳洋房單位29A) Lower House Unit No. 29A of House Unit (Type 5) (also known as Grove House Unit 29A)	221.956 (2389) 露台 Balcony: 3.250 (35); 工作平台 Utility Platform: ---- (-)	31,553,000	142,159 (13,208)	-	-	-	-	-	-	-	-	-	-	-
	高層1樓至高層3樓、 天台及高層天台 Upper Level 1 – Upper Level 3, Roof & Upper Roof	洋房單位(類別5) 高層洋房單位編號29B (亦稱為青玥琳洋房單位29B) Upper House Unit No. 29B of House Unit (Type 5) (also known as Grove House Unit 29B)	216.161 (2327) 露台 Balcony: 3.309 (36); 工作平台 Utility Platform: ---- (-)	34,687,000	160,468 (14,906)	-	2.95 (32)	-	51.117 (550)	-	-	18.135 (195)	15.549 (167)	-	-	-
	地下至2樓 Ground Floor – 2 nd Floor	洋房單位(類別1) 低層洋房單位編號32A (亦稱為金琥珀洋房單位32A) Lower House Unit No. 32A of House Unit (Type 1) (also known as Amber House Unit 32A)	202.625 (2181) 露台 Balcony: 3.143 (34); 工作平台 Utility Platform: 1.500 (16)	31,847,000	157,172 (14,602)	-	-	-	-	56.467 (608)	-	-	-	-	-	-
	3樓至5樓、 天台及高層天台 3rd Floor – 5th Floor, Roof & Upper Roof	洋房單位(類別1) 高層洋房單位編號32B (亦稱為金琥珀洋房單位32B) Upper House Unit No. 32B of House Unit (Type 1) (also known as Amber House Unit 32B)	206.042 (2218) 露台 Balcony: 2.580 (28); 工作平台 Utility Platform: 1.500 (16)	31,258,000	151,707 (14,093)	-	-	-	34.030 (366)	-	-	18.462 (199)	15.501 (167)	-	-	-
	地下至2樓 Ground Floor – 2 nd Floor	洋房單位(類別1) 低層洋房單位編號33A (亦稱為金琥珀洋房單位33A) Lower House Unit No. 33A of House Unit (Type 1) (also known as Amber House Unit 33A)	202.362 (2178) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	32,660,000	161,394 (14,995)	-	-	-	-	70.660 (761)	-	-	-	-	-	-
	3樓至5樓、 天台及高層天台 3rd Floor – 5th Floor, Roof & Upper Roof	洋房單位(類別1) 高層洋房單位編號33B (亦稱為金琥珀洋房單位33B) Upper House Unit No. 33B of House Unit (Type 1) (also known as Amber House Unit 33B)	206.342 (2221) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	31,588,000	153,086 (14,222)	-	-	-	33.783 (364)	-	-	18.462 (199)	15.501 (167)	-	-	-
	地下至2樓 Ground Floor – 2 nd Floor	洋房單位(類別1) 低層洋房單位編號37A (亦稱為金琥珀洋房單位37A) Lower House Unit No. 37A of House Unit (Type 1) (also known as Amber House Unit 37A)	202.902 (2184) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	32,743,000	161,373 (14,992)	-	-	-	-	81.910 (882)	-	-	-	-	-	-
	3樓至5樓、 天台及高層天台 3rd Floor – 5th Floor, Roof & Upper Roof	洋房單位(類別1) 高層洋房單位編號37B (亦稱為金琥珀洋房單位37B) Upper House Unit No. 37B of House Unit (Type 1) (also known as Amber House Unit 37B)	206.882 (2227) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	31,953,000	154,450 (14,348)	-	-	-	34.030 (366)	-	-	18.462 (199)	15.501 (167)	-	-	-
	地下至2樓 Ground Floor – 2 nd Floor	洋房單位(類別1) 低層洋房單位編號38A (亦稱為金琥珀洋房單位38A) Lower House Unit No. 38A of House Unit (Type 1) (also known as Amber House Unit 38A)	202.362 (2178) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	32,943,000	162,792 (15,125)	-	-	-	-	81.959 (882)	-	-	-	-	-	-
	3樓至5樓、 天台及高層天台 3rd Floor – 5th Floor, Roof & Upper Roof	洋房單位(類別1) 高層洋房單位編號38B (亦稱為金琥珀洋房單位38B) Upper House Unit No. 38B of House Unit (Type 1) (also known as Amber House Unit 38B)	206.342 (2221) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	32,165,000	155,882 (14,482)	-	-	-	33.783 (364)	-	-	18.462 (199)	15.501 (167)	-	-	-

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
†	地下至2樓 Ground Floor – 2 nd Floor	洋房單位(類別1) 低層洋房單位編號39A (亦稱為金琥珀洋房單位39A) Lower House Unit No. 39A of House Unit (Type 1) (also known as Amber House Unit 39A)	202.902 (2184) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	32,743,000	161,373 (14,992)	-	-	-	-	81.895 (882)	-	-	-	-	-
	3樓至5樓、 天台及高層天台 3rd Floor – 5th Floor, Roof & Upper Roof	洋房單位(類別1) 高層洋房單位編號39B (亦稱為金琥珀洋房單位39B) Upper House Unit No. 39B of House Unit (Type 1) (also known as Amber House Unit 39B)	206.882 (2227) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	31,953,000	154,450 (14,348)	-	-	-	34.030 (366)	-	-	18.462 (199)	15.501 (167)	-	-
	地下至2樓 Ground Floor – 2 nd Floor	洋房單位(類別1) 低層洋房單位編號51A (亦稱為金琥珀洋房單位51A) Lower House Unit No. 51A of House Unit (Type 1) (also known as Amber House Unit 51A)	202.362 (2178) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	32,660,000	161,394 (14,995)	-	-	-	-	81.888 (881)	-	-	-	-	-
	3樓至5樓、 天台及高層天台 3rd Floor – 5th Floor, Roof & Upper Roof	洋房單位(類別1) 高層洋房單位編號51B (亦稱為金琥珀洋房單位51B) Upper House Unit No. 51B of House Unit (Type 1) (also known as Amber House Unit 51B)	206.342 (2221) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	31,871,000	154,457 (14,350)	-	-	-	33.783 (364)	-	-	18.462 (199)	15.501 (167)	-	-
	地下至2樓 Ground Floor – 2 nd Floor	洋房單位(類別1) 低層洋房單位編號52A (亦稱為金琥珀洋房單位52A) Lower House Unit No. 52A of House Unit (Type 1) (also known as Amber House Unit 52A)	202.902 (2184) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	32,743,000	161,373 (14,992)	-	-	-	-	81.816 (881)	-	-	-	-	-
	3樓至5樓、 天台及高層天台 3rd Floor – 5th Floor, Roof & Upper Roof	洋房單位(類別1) 高層洋房單位編號52B (亦稱為金琥珀洋房單位52B) Upper House Unit No. 52B of House Unit (Type 1) (also known as Amber House Unit 52B)	206.882 (2227) 露台 Balcony: 3.420 (37); 工作平台 Utility Platform: 1.500 (16)	31,953,000	154,450 (14,348)	-	-	-	34.030 (366)	-	-	18.462 (199)	15.501 (167)	-	-
	地下至2樓 Ground Floor – 2 nd Floor	洋房單位(類別1) 低層洋房單位編號53A (亦稱為金琥珀洋房單位53A) Lower House Unit No. 53A of House Unit (Type 1) (also known as Amber House Unit 53A)	201.949 (2174) 露台 Balcony: 3.007 (32); 工作平台 Utility Platform: 1.500 (16)	32,872,000	162,774 (15,121)	-	-	-	-	88.237 (950)	-	-	-	-	-
	3樓至5樓、 天台及高層天台 3rd Floor – 5th Floor, Roof & Upper Roof	洋房單位(類別1) 高層洋房單位編號53B (亦稱為金琥珀洋房單位53B) Upper House Unit No. 53B of House Unit (Type 1) (also known as Amber House Unit 53B)	205.929 (2217) 露台 Balcony: 3.007 (32); 工作平台 Utility Platform: 1.500 (16)	32,107,000	155,913 (14,482)	-	-	-	33.783 (364)	-	-	18.462 (199)	15.501 (167)	-	-

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.)									
屋號 (House number) / 屋名 (Name of the House)						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
獨立屋(類別4) 獨立屋編號6 (亦稱為海翡翠獨立屋6) (包括兩個住宅停車位編號P9及P10) House No. 6 of House (Type 4) (also known as Jade House 6) (including 2 Residential Parking Spaces Nos.P9 and P10)			259.001 (2788) 露台 Balcony: 2.990 (32); 工作平台 Utility Platform: ---- (-)	79,423,000	306,651 (28,487)	-	-	-	57.436 (618)	98.891 (1064)	25.000 (269)	15.281 (164)	11.443 (123)	-	-

† 發展項目最新擬稿的大廈公契及管理協議或建築圖則均沒有提供大廈名稱。
No block name is provided in the latest draft Deed of Mutual Covenant Incorporating a Management Agreement or the building plans of the Development.

* 每單位之樓層位置展示於發展項目最新擬稿的大廈公契及管理協議的附屬圖則。
Floor location of each unit is shown on the plans annexed to the latest draft Deed of Mutual Covenant Incorporating a Management Agreement of the Development.

此項雖於此表描述為「天台」，但在售樓說明書內的高層天台平面圖上被描述為「平台」。
The item described as "Roof" in this table is described as "Flat Roof" on the Upper Roof Floor Plan in the sales brochure.

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，就有關指明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，就有關指明住宅物業簽立買賣合約，則 - (a) 該臨時合約即告終止；(b) 有關的臨時訂金即予沒收；及 (c) 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- (a) the preliminary agreement is terminated; (b) the preliminary deposit is forfeited; and (c) 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) 注意 Note:

- (I) 「售價」是指在此價單上第二部份所指價格;
“Price” means the price as stated in Part 2 of this Price List;
- (II) 「樓價」是指按第(4)(i)段折扣後的價格及於臨時買賣合約中所訂明的住宅物業的實際售價。
“Purchase Price” means the Price after applying the discount as set out in paragraph (4)(i) and which is the actual price for the residential property as stated in the preliminary agreement for sale and purchase.
- (III) 「工作日」具有《一手住宅物業銷售條例》(第 621 章) 第 2(1)條給予該詞的涵義。
“Working Day” has the meaning given by section 2(1) of the Residential Properties (First-hand Sales) Ordinance (Cap. 621).
- (IV) 「辦公日」指該日(a)不屬星期六、星期日或公眾假期; 及(b)銀行在該日於香港特別行政區開放營業的日子。
“Business Day” means a day (a) that is not a Saturday, Sunday or public holiday; and (b) on which banks are open for business in the Hong Kong Special Administrative Region.

樓價向下捨入計至百位數。

The Purchase Price shall be rounded down to the nearest hundred dollars.

(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% 的金額作為臨時訂金，其中港幣 500,000 元之訂金必須以銀行本票支付，抬頭請寫「梁錦濤關學林律師行」或「Ford, Kwan & Company」，餘額須以支票支付，抬頭請寫「梁錦濤關學林律師行」或「Ford, Kwan & Company」。
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price of which HK\$500,000 must be paid by cashier's order(s) made payable to "梁錦濤關學林律師行" or "Ford, Kwan & Company" and the balance must be paid by cheque(s) made payable to "梁錦濤關學林律師行" or "Ford, Kwan & Company".

(A) 180 天付款計劃: (照售價減 5%) 180-day Payment Plan: (5% discount from the Price)

- 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。
5% of the Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.
- 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 30 天內支付。
5% of the Purchase Price (further deposit): shall be paid within 30 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
- 樓價 5% (部分樓價): 於買方簽署臨時買賣合約後 90 天內支付。
5% of the Purchase Price (part payment of Purchase Price): shall be paid within 90 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
- 樓價 85% (樓價餘款): 於買方簽署臨時買賣合約後 180 天內支付。
85% of the Purchase Price (balance of Purchase Price): shall be paid within 180 days after signing of the preliminary agreement for sale and purchase by the Purchaser.

(B) 首 20 個月免息按揭付款計劃: (照售價減 2%) First 20 months Interest-Free Mortgage Loan Payment Plan: (2% discount from the Price)

1. 樓價 5% (臨時訂金): 於買方簽署臨時買賣合約時支付。
5% of the Purchase Price (preliminary deposit): shall be paid upon signing of the preliminary agreement for sale and purchase by the Purchaser.
 2. 樓價 5% (再期訂金): 於買方簽署臨時買賣合約後 30 天內支付。
5% of the Purchase Price (further deposit): shall be paid within 30 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
 3. 樓價 5% (部分樓價): 於買方簽署臨時買賣合約後 90 天內支付。
5% of the Purchase Price (part payment of Purchase Price): shall be paid within 90 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
 4. **樓價 85% (樓價餘款): 於買方簽署臨時買賣合約後 180 天內支付。
**85% of the Purchase Price (balance of Purchase Price): shall be paid by the Purchaser within 180 days after signing of the preliminary agreement for sale and purchase by the Purchaser.
- ** 朗城發展有限公司 (「賣方」)可安排指定之財務公司(「財務公司」)辦理及提供物業按揭貸款，買方的物業按揭貸款申請必須經由財務公司批核。申請批出與否，財務公司有最終決定權。該物業按揭貸款受下列主要條款及條件限制:-
Citi-Sky Development Limited (the "Vendor") can arrange for a mortgage loan to be offered and provided by a designated finance company ("finance company") provided that the Purchaser's mortgage loan application is approved by it. Whether the application is approved or not is subject to the final decision of the finance company. This mortgage loan is subject to the following main terms and conditions: -
- (1) 所有物業按揭貸款的法律文件必須於財務公司指定之律師樓辦理及簽署。
All legal documents for the mortgage loan must be prepared and executed at the solicitors' firm designated by the finance company.
 - (2) 所有有關的法律文件之費用及雜費由買方負責。
All costs and disbursements for the legal documents shall be paid by the Purchaser.
 - (3) 物業按揭貸款最高可達樓價 70%，年期最長可達 240 期月供供款。
The maximum amount of the mortgage loan shall not exceed 70% of the Purchase Price with a maximum term of 240 monthly instalments.
 - (4) 物業按揭貸款以下列方式償還: -
The mortgage loan shall be repaid in the manner as follows:-
 - (a) 首 20 個月，相等於樓價 10%的該部份物業按揭貸款可分 20 期每月免息供款償還(依按揭條款規定的脫期供款利息除外)，每期償還金額為樓價之 0.5%。
For the first 20 months, a portion of the mortgage loan equal to 10% of the Purchase Price shall be repaid by way of 20 equal monthly instalment at 0.5% of the Purchase Price each without interest (except default interest on outstanding arrears in accordance with the terms and conditions of the mortgage);

- (b) 由第 21 個月起至第 44 個月，餘下的物業按揭貸款以每月連利息供款償還，利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率減 1.25% 計算。由第 45 個月起，本金連利息之償還應以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算，按利率浮動而計算。

For the subsequent 21st month to 44th month, the remaining mortgage loan will be repaid by equal monthly instalment with interest calculated at a rate of 1.25% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time. From the 45th month onwards, repayment of principal and interest shall be calculated at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to fluctuation of the interest rate.

- (5) 任何提前全數或部份物業按揭貸款之還款將須支付以下列方法計算之提前還款費：-

Any full or partial early repayment of the mortgage loan will be subject to the payment of an early repayment fee calculated as follows:-

- (a) 如在物業按揭貸款日起計首 44 個月內全數提前償還餘下之按揭貸款、利息及其他於法律文件下所應付之款項，不須支付提前還款費；

if early repayment in full of the outstanding amount of mortgage loan, interest and other payments due under the legal documents are made within 44 months from the date of advance of the mortgage loan, no prepayment fee is payable;

- (b) 如在前分段(a)以外時間作提前全數或部份還款，須支付相當於提前還款額之 3 個月利息(利率以香港上海滙豐銀行有限公司不時公佈之港元最優惠利率計算)之金額作為提前還款費。

any other full or partial early repayment other than within the period mentioned in sub-clause (a) above will be subject to an early repayment fee equivalent to three months' interest (at the rate calculated at the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time) on the sum early repaid.

買方於選擇支付條款前，敬請先向財務公司查詢按揭申請、手續及批核之條款及條件等詳情。

The Purchaser is advised to consult the finance company on details of the mortgage loan application, procedures, as well as other terms and conditions applicable thereto before selecting the term of payment.

如繳付再期訂金、部份樓價或樓價餘款的到期日的當日並非辦公日，或在上午 9 時至下午 5 時之間，懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號，則該到期日將自動順延至下一個緊接的辦公日，且該日在上午 9 時至下午 5 時之間沒有懸掛 8 號或以上颱風訊號或發出黑色暴雨警告訊號。

If any due date for payment of further deposit, part payment of Purchase Price or balance of Purchase Price falls on a day that is not a Business Day or on a day on which Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m., such due date is automatically postponed to the immediately following day that is a Business Day and on which no Typhoon Signal No. 8 or above is hoisted or Black Rainstorm Warning Signal is issued at any time between the hours of 9 a.m. and 5 p.m..

(ii) **售價獲得折扣的基礎 Basis on which any discount on the Price is available**

所有買方可享用以下折扣優惠：

All Purchasers shall be offered the following discount :-

(a) 請參閱第(4)(i)段。

Please refer to paragraph (4)(i).

(b) 「特別優惠」(只適用於支付條款(B)) "Special Discount" (Applicable to Term of Payment (B) only)

已選擇第(4)(i)(B)段的買方，如選擇不需向財務公司申請物業按揭貸款、不接受由財務公司提供的物業按揭貸款或如該貸款申請不獲財務公司批核，該買方可獲回贈樓價餘款之 3% 折扣作為「特別優惠」。

Should the Purchaser after selecting paragraph 4(i)(B) chooses not to apply for or not accept the mortgage loan from the finance company or if such loan is not granted by the finance company, the Purchaser shall be entitled to a 3% discount from the balance of Purchase Price as the "Special Discount".

買方須於成交前最少 14 天以書面通知賣方將不會有任何物業按揭貸款由財務公司提供，方可享獲特別優惠。賣方於核實有關資料無誤後，買方在成交時所繳付之餘款將為樓價餘款減去特別優惠。買方需簽署一份由賣方指定之代表律師為此項特別優惠準備的補充合約。買方須自行承擔就本特別優惠之所有費用和支出(包括但不限於印花稅及與該補充合約有關之律師費用)。

In order to be eligible for the Special Discount, the Purchaser shall inform the Vendor in writing at least 14 days before completion that no mortgage loan will be provided by the finance company. After the Vendor has duly verified such information, the balance payable by the Purchaser upon completion shall be the balance of Purchase Price less Special Discount. The Purchaser will enter into a supplemental agreement prepared by the Vendor's solicitors in such connection and will be solely responsible for all costs and disbursements (including but not limited to stamp duty and legal fees for the said supplemental agreement) in relation to this Special Discount.

(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) 「印花稅回贈」"Stamp Duty Rebate"

買方可於成交時獲賣方提供印花稅回贈。如買方(或如買方超過一人，而其中一人)為屬《印花稅條例》(第 117 章)第 29A(1)條所指的「香港永久性居民」，印花稅回贈的金額相等於樓價的 8.5%，或如買方(或如買方超過一人，而全部)為非香港永久性居民或法團身份，印花稅回贈的金額相等於樓價的 11.75%，不論有關買賣需付印花稅與否。

Upon completion, the Purchaser shall be entitled to Stamp Duty Rebate offered by the Vendor equal to 8.5% of the Purchase Price if the Purchaser (or if more than one Purchaser, one of the Purchasers) is a Hong Kong Permanent Resident within the meaning of Section 29A(1) of the Stamp Duty Ordinance (Cap.117) ("Hong Kong Permanent Resident") or 11.75% of the Purchase Price if the Purchaser is a (or if more than one Purchaser, all Purchasers are) non-Hong Kong Permanent Resident or a corporation, regardless whether the sale and purchase is subject to payment of Stamp Duty.

(b) 住宅停車位認購權 Option to purchase Residential Parking Space

購買本價單的第二部分列出的每一洋房單位之買方，可獲不可轉讓之權利以港幣 1,200,000 元認購該項目的住宅停車位一個。買方需於簽署臨時買賣合約購買有關洋房單位的同時行使此權利，否則該買方將被視為棄權而不會為此獲得任何補償。賣方有全權決定住宅停車位之分配。該洋房單位及已揀選的住宅停車位必須受同一份臨時買賣合約、買賣合約及其後的轉讓契涵蓋。

The Purchaser of a House Unit set out in Part 2 of this Price List shall have a non-transferable option to purchase ONE residential parking space in the Development at the price of HK\$1,200,000. This option shall be exercisable by that Purchaser upon signing of the preliminary agreement for sale and purchase of the relevant House Unit, failing which that Purchaser will be deemed to have given up the option and shall not be entitled to any compensation therefor. The allocation of residential parking space shall be at the absolute discretion of the Vendor. The House Unit and the selected residential parking space shall be covered in the same preliminary agreement for sale and purchase, agreement for sale and purchase and subsequent assignment.

(c) 延長欠妥之處保養優惠 Extended Defect Maintenance Offer

在不影響買方於買賣合約下之權利下，凡物業或裝置、裝修物料及設備(定義見上述合約但不包括指明住宅物業內的園景及盆栽(如有))有欠妥之處，買方可於物業的成交日起計 12 個月內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。此保養優惠將以承諾形式，在該指明住宅物業完成買賣之轉讓契的日期起生效。如有任何爭議，賣方有最終及不可推翻的決定權。此保養優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, the Vendor shall at its own costs and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 12 months from the date of completion of sale and purchase, remedy any defects to such property or the fittings, finishes and appliances therein (as defined in the said agreement but excluding the landscape area and potted plants in the specified residential property (if any)). This Maintenance Offer shall be in the form of an undertaking which shall take effect from the date of the assignment on completion of that specified residential property. In case of any dispute, the decision of the Vendor shall be final and conclusive. This Maintenance Offer is subject to other terms and conditions.

(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**

- 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法律文件，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 on his / her/ its behalf in respect of all legal documents for the purchase, the Vendor agrees to bear the Purchaser's legal costs of the agreement for sale and purchase and the assignment.

- 如買方選擇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 chooses to instruct his / her / its own solicitors to act for him / her / it for 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.

- 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(包括但不限於按任何稅率徵收之從價印花稅、任何買方提名書或轉售合約的印花稅、按《印花稅條例》所定義之「額外印花稅」、買家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)、登記費及其他雜費支出。

All stamp duty (including but not limited to ad valorem stamp duty charged at whatever rates, any stamp duty on any nomination, or sub-sale agreement, any "special stamp duty" defined in the Stamp Duty Ordinance, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment 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**

有關預備大廈公契及管理合約(「公契」)的費用及附於公契之圖則之費用的適當分攤、該指明住宅物業交易之業權文件認證副本之費用、夾附於買賣合約及轉讓契之圖則的所有圖則費，該指明住宅物業的補充合約(如有)、按揭(如有)及其他法律文件之法律費用及其他支出及雜費，均由買方負責。

The Purchaser shall solely bear and pay the due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating a Management Agreement ("DMC"), the plans to be attached to the DMC, costs for preparing certified copies of title deeds and documents of that specified residential property, fees for plans to be annexed to the agreement for sale and purchase and the assignment, all legal and other costs and disbursements in respect of any supplemental agreement (if any), mortgage (if any) and any other legal documents in respect of that specified residential property.

(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:

Agent appointed by the Vendor:

華懋代理有限公司

Chinachem Agencies Limited

華懋代理有限公司委任的次代理:

Sub-agents appointed by Chinachem Agencies Limited:

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 /

世紀 21 集團有限公司 / 仲量聯行有限公司 / 第一太平戴維斯住宅代理有限公司 / 云房網絡(香港)代理有限公司 /

祥益地產代理有限公司 / 晉誠地產代理有限公司

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited /

Hong Kong Property Services (Agency) Limited / Century 21 Group Limited / Jones Lang LaSalle Limited /

Savills Realty Limited / Qfang Network (Hongkong) Agency Limited / Many Wells Property Agent Limited /

Earnest 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.jadegrove.com.hk

The address of the website designated by the Vendor for the Development is: www.jadegrove.com.hk