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	--
28 July 2016	1E	--
23 December 2016	1F	--
20 February 2017	1G	--
21 April 2017	1H	✓
31 July 2017	1I	✓
12 October 2017	1J	✓

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
†	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~~ ~~33,499,000~~ 37,221,000	~~143,554~~ ~~(13,338)~~ ~~151,110~~ ~~(14,040)~~ 167,900 (15,600)	-	-	-	-	-	-	-	-	-	-
	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~~ ~~33,214,000~~ 36,904,000	~~142,159~~ ~~(13,208)~~ ~~149,642~~ ~~(13,903)~~ 166,267 (15,447)	-	-	-	-	-	-	-	-	-	-
	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~~ ~~35,530,000~~ ~~35,730,000~~ 39,700,000	~~147,931~~ ~~(13,742)~~ ~~164,368~~ ~~(15,269)~~ ~~165,293~~ ~~(15,355)~~ 183,659 (17,061)	-	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~~ ~~33,176,000~~ 36,862,000	~~142,170~~ ~~(13,209)~~ ~~149,653~~ ~~(13,904)~~ 166,280 (15,449)	-	-	-	-	-	-	-	-	-	-
	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 23B)	215.712 (2322) 露台 Balcony: 3.309 (36); 工作平台 Utility Platform: ---- (--)	~~33,697,000~~ ~~37,441,000~~ 41,601,000	~~156,213~~ ~~(14,512)~~ ~~173,569~~ ~~(16,124)~~ 192,854 (17,916)	-	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~~ ~~33,214,000~~ 36,904,000	~~142,159~~ ~~(13,208)~~ ~~149,642~~ ~~(13,903)~~ 166,267 (15,447)	-	-	-	-	-	-	-	-	-	-
	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~~ ~~37,703,000~~ 41,892,000	~~156,980~~ ~~(14,582)~~ ~~174,421~~ ~~(16,202)~~ 193,800 (18,003)	-	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
†	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~~ ~~33,176,000~~ 36,862,000	~~142,170~~ ~~(13,209)~~ ~~149,653~~ ~~(13,904)~~ 166,280 (15,449)	-	-	-	-	-	-	-	-	-
	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~~ ~~37,769,000~~ 41,965,000	~~157,580~~ ~~(14,639)~~ ~~175,090~~ ~~(16,266)~~ 194,542 (18,073)	-	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~~ ~~33,214,000~~ 36,904,000	~~142,159~~ ~~(13,208)~~ ~~149,642~~ ~~(13,903)~~ 166,267 (15,447)	-	-	-	-	-	-	-	-	-
	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)	-	-
	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~~ ~~33,499,000~~ 37,221,000	~~143,554~~ ~~(13,338)~~ ~~151,110~~ ~~(14,040)~~ 167,900 (15,600)	-	-	-	-	-	-	-	-	-
	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~~ ~~38,437,000~~ 42,707,000	~~160,367~~ ~~(14,898)~~ ~~178,187~~ ~~(16,553)~~ 197,982 (18,392)	-	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~~ ~~33,214,000~~ 36,904,000	~~142,159~~ ~~(13,208)~~ ~~149,642~~ ~~(13,903)~~ 166,267 (15,447)	-	-	-	-	-	-	-	-	-
	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 – 2nd 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~~ ~~35,286,000~~ 39,317,000	~~157,172~~ ~~(14,602)~~ ~~174,638~~ ~~(16,225)~~ 194,038 (18,027)	-	-	-	-	56.467 (608)	-	-	-	-	-

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
	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~~ ~~34,731,000~~ 38,590,000	~~151,707~~ ~~(14,093)~~ ~~168,563~~ ~~(15,659)~~ 187,292 (17,399)	-	-	-	34.030 (366)	-	-	18.462 (199)	15.501 (167)	-	-
	地下至2樓 Ground Floor – 2nd 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~~ ~~36,289,000~~ 40,321,000	~~161,394~~ ~~(14,995)~~ ~~179,327~~ ~~(16,662)~~ 199,252 (18,513)	-	-	-	-	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~~ ~~35,098,000~~ 38,997,000	~~153,086~~ ~~(14,222)~~ ~~170,096~~ ~~(15,803)~~ 188,992 (17,558)	-	-	-	33.783 (364)	-	-	18.462 (199)	15.501 (167)	-	-
	地下至2樓 Ground Floor – 2nd 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 – 2nd 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~~ ~~35,739,000~~ 39,710,000	~~155,882~~ ~~(14,482)~~ ~~173,203~~ ~~(16,091)~~ 192,447 (17,879)	-	-	-	33.783 (364)	-	-	18.462 (199)	15.501 (167)	-	-
	地下至2樓 Ground Floor – 2nd 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~~ ~~35,503,000~~ 39,447,000	~~154,450~~ ~~(14,348)~~ ~~171,610~~ ~~(15,942)~~ 190,674 (17,713)	-	-	-	34.030 (366)	-	-	18.462 (199)	15.501 (167)	-	-
	地下至2樓 Ground Floor – 2nd 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~~ ~~36,289,000~~ 40,321,000	~~161,394~~ ~~(14,995)~~ ~~179,327~~ ~~(16,662)~~ 199,252 (18,513)	-	-	-	-	81.888 (881)	-	-	-	-	-

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
†	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 – 2nd 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~~ ~~35,503,000~~ 39,447,000	~~154,450~~ ~~(14,348)~~ ~~171,610~~ ~~(15,942)~~ 190,674 (17,713)	-	-	-	34.030 (366)	-	-	18.462 (199)	15.501 (167)	-	-
	地下至2樓 Ground Floor – 2nd 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~~ ~~35,674,000~~ 39,637,000	~~155,913~~ ~~(14,482)~~ ~~173,234~~ ~~(16,091)~~ 192,479 (17,879)	-	-	-	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~~ 88,248,000	~~306,651~~ ~~(28,487)~~ 340,725 (31,653)	-	-	-	57.436 (618)	98.891 (1064)	25.000 (269)	15.281 (164)	11.443 (123)	-	-

† 發展項目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 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的大廈公契及管理協議所附圖則。
Floor location of each unit is shown on the plans annexed to the 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)(i) **支付條款 Terms of Payment**

下列兩項 (A)及(B)付款計劃可供買方選用的支付條款。

Two types of Terms of Payment listed under (A) and (B) below are available for selection by the Purchaser.

(A) 120 天輕鬆付款計劃: (照售價減 13%) 120-day Relaxed Payment Plan: (13% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。
   A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 樓價 5% 再期訂金於簽署臨時買賣合約後 30 天內支付。
   A further deposit of 5% of the Purchase Price shall be paid within 30 days after the date of the preliminary agreement for sale and purchase.
3. 樓價 90%餘款於成交時支付，成交日期為簽署臨時買賣合約後 120 天內。
   A balance of 90% of the Purchase Price shall be paid on completion, which shall take place within 120 days after the date of the preliminary agreement for sale and purchase.

(B) 360 天特長成交付款計劃: (照售價減 11%) 360-day Long Completion Payment Plan: (11% discount from the Price)

1. 樓價 5% 臨時訂金於簽署臨時買賣合約時支付。
   A preliminary deposit of 5% of the Purchase Price shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 樓價 5% 再期訂金於簽署臨時買賣合約後 30 天內支付。
   A further deposit of 5% of the Purchase Price shall be paid within 30 days after the date of the preliminary agreement for sale and purchase.
3. 樓價 5% 部分樓價於簽署臨時買賣合約後 60 天內支付。
   A part payment of 5% of the Purchase Price shall be paid within 60 days after the date of the preliminary agreement for sale and purchase.
4. 樓價 85%餘款於成交時支付，成交日期為簽署臨時買賣合約後 360 天內。
   A balance of 85% of the Purchase Price shall be paid on completion, which shall take place within 360 days after the date of the preliminary agreement for sale and purchase.

注意 Note:

於本第(4)(i)段中 In this paragraph (4)(i):-

(1) 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工作日，則該到期日將自動順延至下一個緊接的工作日。
If any due date for payment of further deposit, part payment or balance of Purchase Price falls on a day that is not a working day, such due date is automatically postponed to the immediately following day that is a working day.

(2) 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「張葉司徒陳律師事務所」或「Vincent T.K. Cheung, Yap & Co.」，臨時訂金餘款可以支票支付，抬頭請寫「張葉司徒陳律師事務所」或「Vincent T.K. Cheung, Yap & Co.」。
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 "張葉司徒陳律師事務所" or "Vincent T.K. Cheung, Yap & Co. " and the balance of the preliminary deposit may be paid by cheque(s) made payable to "張葉司徒陳律師事務所" or "Vincent T.K. Cheung, Yap & Co. ".

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

如第(4)(i)分段所述。
As stated in sub-paragraph (4) (i) above.

(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) 「備用按揭貸款」(適用於支付條款(A)及(B)) "Standby Mortgage Loan" (Applicable to Terms of Payment (A) and (B))
買方可向賣方指定的財務機構(「貸款人」)申請第一物業按揭貸款(「物業按揭貸款」)，該物業按揭貸款申請必須不遲於預期的貸款日前 30 天由買方向貸款人以指定表格作出並須經由貸款人批核。申請批出與否，貸款人有最終決定權。該物業按揭貸款受下列主要條款及條件限制:-
Purchaser(s) may apply for a first mortgage loan ("mortgage loan") from a finance company designated by the Vendor (the "Lender"), such mortgage loan application shall be made by Purchaser(s) to the Lender in the prescribed written form no later than 30 days before the intended date of advance of the mortgage loan for approval by the Lender. Whether the application is approved or not is subject to the final decision of the Lender. 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貸款人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 Lender.

(2) 所有有關的法律文件之費用、雜費及支出由買方負責。

All costs, disbursements and expenses for the legal documentation shall be paid by the Purchaser(s).

(3) 物業按揭貸款金額最高不超過樓價 80%，還款期最長不超過 360 月供款。

The maximum amount of the mortgage loan shall not exceed 80% of the Purchase Price with a maximum re-payment term of 360 monthly instalments.

(4) 物業按揭貸款及利息以下列方式償還: -

The mortgage loan together with interest shall be repaid in the manner as follows:-

(a) 每月供款，首 36 個月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(「最優惠利率」)減 2.5%計算，按利率浮動而計算。

The interest for the first 36 months shall be calculated at a rate of 2.5% below the Hong Kong Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time (the "Best Lending Rate"), subject to the fluctuation of the interest rate.

(b) 由第 37 個月起至第 60 個月，利率以最優惠利率減 1.25%計算，按利率浮動而計算。

From the 37th month to 60th month, interest shall be calculated at a rate of 1.25% below the Best Lending Rate, subject to the fluctuation of the interest rate.

(c) 由第 61 個月起，利率以最優惠利率計算，按利率浮動而計算。

From the 61st month onwards, interest shall be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate.

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

Any early repayment (full or partial) of the mortgage loan shall be subject to the early prepayment fee which is calculated as follows:-

(a) 如在物業按揭貸款日起計 60 個月內提前償還全數或部份餘下之按揭貸款、利息及其他於貸款文件下所欠付之款項，不需支付提前還款費;

if an early repayment in full or in part of the outstanding amount of mortgage loan, interest and other payments due and owing under the loan documents is made within 60 months from the date of advance of the mortgage loan, no prepayment fee shall be payable;

(b) 如在前分段(a)時間以外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(利率以最優惠利率，按利率浮動而計算)之金額作為提前還款費。

any full or partial prepayment other than the period mentioned in sub-clause (a) above will be subject to payment of an early repayment fee which is equivalent to three months' interest (to be calculated at the Best Lending Rate, subject to the fluctuation of the interest rate) on the sum early repaid.

(b) 提前付清樓價現金回贈(只適用於支付條款(B)) Early Settlement Cash Rebate (Only applicable to Term of Payment (B))

(1) 如買方提前於臨時買賣合約訂明的付款限期日之前付清樓價餘款，賣方會向買方提供按下列表所述的「提前付清樓價現金回贈」。
Where the Purchaser pays and settles the balance of the Purchase Price earlier than the due date of payment as specified in the preliminary agreement for sale and purchase, and within the specified days set out under the Table below, the Vendor shall offer an "Early Settlement Cash Rebate" to the Purchaser in such amount and manner as set out in the table below.
提前付清樓價現金回贈列表
Early Settlement Cash Rebate Table

提前付清樓價餘款日期 Date of early settlement of the balance of the Purchase Price	提前付清樓價現金回贈金額 Early Settlement Cash Rebate Amount
臨時買賣合約日期後 150 日內 Within 150 days after the date of the preliminary agreement for sale and purchase	樓價餘款 2% 2% of the balance of the Purchase Price
臨時買賣合約日期後 240 日內 Within 240 days after the date of the preliminary agreement for sale and purchase	樓價餘款 1% 1% of the balance of the Purchase Price

(2) 買方須於提前付清樓價餘款日前最少 45 日，以書面通知賣方向賣方申請「提前付清樓價現金回贈」，賣方於收到申請並確認有關資料無誤後，「提前付清樓價現金回贈」將直接用作支付買方於成交時須支付之部份樓價餘款。
The Purchaser shall apply to the Vendor in writing for the "Early Settlement Cash Rebate" at least 45 days before the date on which the whole balance of the Purchase Price is to be early paid. After the Vendor shall have received such application and duly verified the information, the Vendor will apply the "Early Settlement Cash Rebate" directly as part payment of the balance of the Purchase Price payable by the Purchaser on completion.

(3) 買方須獨自承擔就賣方及或買方因「提前付清樓價現金回贈」所衍生之所有費用、支出及雜項費用（包括但不限於印花稅(如有)）。
The Purchaser shall be solely responsible for payment of all costs, disbursements and charges (including but not limited to stamp duty (if any)) that may be incurred by the Vendor and/or the Purchaser arising from this "Early Settlement Cash Rebate".

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

在買方購買本價單所列出的每個洋房單位的同時，買方將獲得一個不可轉讓之認購權，以港幣 1,500,000 元購買一個發展項目的住宅停車位。惟買方須於簽署臨時買賣合約以購買有關洋房單位的同時行使此權利，否則該認購權即自動終止及失效，而買方亦不會獲得任何補償。可供購買的住宅停車位及其買賣條款及條件，賣方均可全權決定。所購買的洋房單位及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所涵蓋。

The Purchaser who purchases a House Unit set out in this Price List shall have a non-transferable option to simultaneously purchase ONE residential parking space in the Development at the price of HK$1,500,000. This option shall only be exercisable by that Purchaser at the same time when the preliminary agreement for sale and purchase of the relevant House Unit is entered into by that Purchaser, failing which such option shall automatically lapse and deem to be waived by the Purchaser who shall not be entitled to any compensation whatsoever. The residential parking space available for purchase and the terms and conditions thereof shall be solely determined by and at the absolute discretion of the Vendor. The relevant House Unit and residential parking space shall both be covered by and included in the same preliminary agreement for sale and purchase, agreement for sale and purchase and subsequent assignment.

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

凡住宅物業或裝置、裝修物料及設備(定義見有關買賣合約)有欠妥之處，而該欠妥之處並非由買方行為或疏忽造成，在不損害買賣合約下的原則下，買方可於該物業的成交日後 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補救。如有任何爭議，賣方有最終決定權。惟此「延長欠妥之處保養優惠」僅屬於有關買方，並僅供買方享用及獲得。此「延長欠妥之處保養優惠」不得轉讓，亦不可轉移，並受其他條款及細則約束。。

Without prejudice to the agreement for sale and purchase in respect of the residential property, 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 after the date of completion of the sale and purchase of the relevant residential property, remedy any defects to the residential property or the fittings, finishes or appliances as set out in the relevant agreement for sale and purchase caused otherwise than by the act or neglect of the Purchaser. In case of any dispute, the decision of the Vendor shall be final. However, this "Extended Defect Maintenance Offer" is personal to the Purchaser and is to be enjoyed by the Purchaser only. This "Extended Defect Maintenance Offer" is non-assignable and non-transferable.

(e) 送贈傢俱優惠 Free Furniture Offer

購買下列指明住宅物業之買方可免費獲贈下列所述之裝飾、傢俱和物件(『該傢俱』)。賣方或其代表不會就該傢俱或其任何部份作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於相關指明住宅物業成交日以成交時之狀況連同相關指明住宅物業交予買方。在任何情況下，買方不得就該傢俱提出任何異議或質詢。為免疑問，第(4)(iii)(d) 段所述的延長保養欠妥之處優惠不適用於該傢俱。本優惠受其他條款及條件約束。

The Purchaser of the following specified residential properties will be provided with the decoration, furniture and chattels as set out below (the “Furniture”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor

in any respect regarding the Furniture or any part thereof. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the relevant specified residential property in such condition as at completion together with the relevant specified residential property. In any event, no objection or requisition whatsoever shall be raised by the Purchaser in respect of the Furniture. For the avoidance of doubt, the Extended Defect Maintenance Offer as set out in paragraph (4)(iii)(d) does not apply to the Furniture. This offer is subject to other terms and conditions.

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 (also known as Grove House Unit 22B)

位置 Location	描述 Description	數量 Quantity
平台 Flat Roof	燒烤爐 BBQ Stove	1
	戶外餐桌 Outdoor Dining Table	1
	戶外餐椅 Outdoor Dining Chair	6
	戶外梳化 Outdoor Sofa	3
	戶外茶几 Outdoor Coffee Table	1
	太陽傘 Parasol	1

(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有關購買事宜，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(不包括任何雜費及支出)。

  If the Purchaser appoints the Vendor's solicitors to act on his / her/ its behalf in respect of the purchase, the Vendor agrees to bear the Purchaser's legal costs (excluding all disbursements and expenses) of the agreement for sale and purchase and the assignment.
- 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.
- 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)), registration fee and other disbursements and expenses on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall 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圖則費，及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") and the plans to be attached to the DMC, the costs for preparing certified copies of title deeds and documents of that specified residential property, the fees for plans to be annexed to the agreement for sale and purchase and the assignment, and all legal and other costs, disbursements and expenses in respect of any supplemental agreement (if any), mortgage (if any) and any other legal documents in respect of the specified residential property.

注意 Note:

於本第(4)段中 In this paragraph (4):-

(I) 「售價」是指在此價單上第二部份所指的住宅物業的售價;

"Price" means the price of the residential property as stated in Part 2 of this Price List;

(II) 「樓價」是指按第(4)(ii)段折扣後的價格，即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)(ii) being the actual price for the residential property as stated in the preliminary agreement for sale and purchase.

(III) 「工作日」乃根據《一手住宅物業銷售條例》(第 621 章) 釋義，指並非以下日子的日子 –

(a) 公眾假日或星期六；或

(b) 《釋義及通則條例》(第 1 章)第 71(2)條所界定的黑色暴雨警告日或烈風警告日。

"working day" as defined under the Residential Properties (First-hand Sales) Ordinance (Cap.621) means a day that is not –

(a) A general holiday or a Saturday; or

(b) A black rainstorm warning day or a gale warning day as defined by section 71(2) of the Interpretation and General Clauses Ordinance (Cap. 1).

(IV) 樓價向下捨入計至百位數。

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

(V) 買方須為於同一份臨時買賣合約下購買的所有住宅物業及/或住宅停車位選擇相同的付款計劃。

The Purchaser must choose the same terms of payment for all the residential properties and/or residential parking space under the same preliminary agreement for sale and purchase.

(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