

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	駿嶺薈 The Cavaridge	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	麗坪路38號 38 Lai Ping Road		
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)			104

印製日期 Date of Printing	價單編號 Number of Price List
30 December 2019	2

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
-	-	-

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 Air-conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車場 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
[屋號(House number)/屋名(Name of the house)]															
第二座 Tower 2	地面層 G/F	C	207.479 (2233) 露台 Balcony: -- 工作平台 Utility Platform: --	55,895,000	269,401 (25,031)	5.687 (61)	--	--	--	151.691 (1633)	--	--	--	--	
第二座 Tower 2	6樓 6/F	C	156.010 (1679) 露台 Balcony: 5.418 (58) 工作平台 Utility Platform: 1.500 (16)	40,767,000	261,310 (24,281)	5.738 (62)	--	--	--	--	--	--	--	--	
第二座 Tower 2	6樓 6/F	D	166.469 (1792) 露台 Balcony: 5.845(63) 工作平台 Utility Platform: 1.500 (16)	43,869,000	263,527 (24,480)	5.640 (61)	--	--	--	--	--	--	--	--	
House 25 洋房25號			400.432 (4310) 露台 Balcony: 5.987 (64) 工作平台 Utility Platform: 1.500 (16)	135,119,000	337,433 (31,350)	3.519 (38)	--	--	9.885 (106)	99.861 (1075)	35.058 (377)	104.083 (1120)	5.660 (61)	--	
House 26 洋房26號			401.359 (4320) 露台 Balcony: 5.987 (64) 工作平台 Utility Platform: 1.500 (16)	135,432,000	337,434 (31,350)	3.464 (37)	--	--	9.885 (106)	151.181 (1627)	32.219 (347)	104.083 (1120)	5.660 (61)	--	
House 35 洋房 35 號			254.661 (2741) 露台 Balcony: 5.999 (65) 工作平台 Utility Platform: 1.500 (16)	85,931,000	337,433 (31,350)	2.131 (23)	--	--	--	106.071 (1142)	37.672 (406)	100.703 (1084)	2.954 (32)	--	
House 36 洋房 36 號			255.854 (2754) 露台 Balcony: 5.999 (65) 工作平台 Utility Platform: 1.500 (16)	86,338,000	337,450 (31,350)	2.201 (24)	--	--	--	106.495 (1146)	39.469 (425)	100.703 (1084)	2.954 (32)	--	
House 57 洋房 57 號			501.472 (5398) 露台 Balcony: 5.999 (65) 工作平台 Utility Platform: 1.500 (16)	169,228,000	337,463 (31,350)	4.440 (48)	--	--	9.939 (107)	134.135 (1444)	33.951 (365)	133.782 (1440)	6.843 (74)	--	
House 58 洋房 58 號			495.757 (5336) 露台 Balcony: 5.999 (65) 工作平台 Utility Platform: 1.500 (16)	167,284,000	337,431 (31,350)	4.533 (49)	--	--	9.939 (107)	125.029 (1346)	38.161 (411)	133.782 (1440)	6.843 (74)	--	
House 70 洋房 70 號			379.713 (4087) 露台 Balcony: 6.003 (65) 工作平台 Utility Platform: 1.500 (16)	128,128,000	337,434 (31,350)	3.090 (33)	--	--	--	85.984 (926)	48.839 (526)	106.855 (1150)	11.638 (125)	--	
House 71 洋房 71 號			380.679 (4098) 露台 Balcony: 6.003 (65) 工作平台 Utility Platform: 1.500 (16)	128,473,000	337,484 (31,350)	3.372 (36)	--	--	--	77.488 (834)	33.408 (360)	106.855 (1150)	11.638 (125)	--	

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) 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「成交價」指臨時買賣合約中訂明的住宅物業的實際金額。因應不同支付條款及 / 或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。

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 terms of payment and/or applicable discounts on the price will be rounded up to the nearest thousand to determine the transaction price.

支付條款 Terms of Payment

- (A) 「100%現金」付款計劃 (照售價減17.5%)

"100% Cash" Payment Plan (17.5% discount on the Price)

- 於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於成交價5%之金額作為臨時訂金，抬頭請寫 "何耀棟律師事務所"。買方並於簽署臨時買賣合約的日期後起計的第5個工作日或之前到指定律師事務所簽署正式買賣合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price by cashier order or cheque, payable to "Gallant" upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The Purchaser(s) shall sign the Agreement for Sale and Purchase ("ASP") at designated solicitors' offices within 5 working days after signing of the Preliminary Agreement for Sale and Purchase ("PASP").
- 於簽署臨時買賣合約的日期後起計的第5個工作日或之前，買方須付清成交價95%即成交價之餘款。
The Purchaser(s) shall pay 95% of the Transaction Price within 5 working days after signing of the Preliminary Agreement for Sale and Purchase ("PASP").

- (B) 「60%現金」付款計劃 (照售價減12.5%)

"60% Cash" Payment Plan (12.5% discount on the Price)

- 於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於成交價5%之金額作為臨時訂金，抬頭請寫 "何耀棟律師事務所"。買方並於簽署臨時買賣合約的日期後起計的第5個工作日或之前到指定律師事務所簽署正式買賣合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price by cashier order or cheque, payable to "Gallant" upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The Purchaser(s) shall sign the Agreement for Sale and Purchase ("ASP") at designated solicitors' offices within 5 working days after signing of the Preliminary Agreement for Sale and Purchase ("PASP").
- 於簽署臨時買賣合約的日期後起計的第5個工作日或之前，買方須支付相等於成交價55%之金額作為加付訂金。
The Purchaser(s) shall pay a further deposit equivalent to 55% of the Transaction Price within 5 working days after signing of the Preliminary Agreement for Sale and Purchase ("PASP").

3. 於2020年3月31日前，買方須付清成交價40%即成交價之餘款。
The Purchaser(s) shall pay 40% of the Transaction Price before 31st March 2020.

(C) 「68天付款」計劃(照售價減6.5%)

"68-day Payment" Plan (6.5% discount on the Price)

- 於簽署臨時買賣合約時，買方須以銀行本票或支票形式支付相等於成交價5%之金額作為臨時訂金，抬頭請寫 "何耀棟律師事務所"。買方並於簽署臨時買賣合約的日期後起計的第5個工作日或之前到指定律師事務所簽署正式買賣合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price by cashier order or cheque, payable to "Gallant" upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The Purchaser(s) shall sign the Agreement for Sale and Purchase ("ASP") at designated solicitors' offices within 5 working days after signing of the Preliminary Agreement for Sale and Purchase ("PASP").
- 於簽署臨時買賣合約的日期後起計的第5個工作日或之前，買方須支付相等於成交價5%之金額作為加付訂金。
The Purchaser(s) shall pay a further deposit equivalent to 5% of the Transaction Price within 5 working days after signing of the Preliminary Agreement for Sale and Purchase ("PASP").
- 於簽署臨時買賣合約的日期後起計的第68個日曆日之前，買方須付清成交價90%即成交價之餘款。
The Purchaser(s) shall pay 90% of the Transaction Price within 68 calendar days after signing of the Preliminary Agreement for Sale and Purchase ("PASP").

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

- (a) 見(4)(i)。
See (4)(i).

(b) 員工置業折扣 Staff Discount

如買方（或構成買方之任何人士）屬任何「合資格人士」，並且沒有委任地產代理就購入住宅物業代其行事，可獲7.5%售價折扣優惠。

If the Purchaser (or any person comprising the Purchasers) is a "Eligible Person", provided that the Purchaser(s) did not appoint any estate agent to act for him/her/them in the purchase of the residential property(ies), a 7.5% discount on the Price would be offered.

「合資格人士」指任何下列公司或其在香港註冊成立之附屬公司之任何董事、員工及其近親（任何個人的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在近親關係保留最終決定權）：

"Eligible Person" means any director or employee (or his/her close family member (a spouse, parent, grand parent, child, grandchild or sibling of a person is a "close family member" of that person provided that the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of the following companies or any of its subsidiaries incorporated in Hong Kong :

Glorious Million Limited
Gold Stone Investment Limited
Kingboard Property Development (HK) Company Limited
Kingboard Property Development Company Limited
Kingboard Investments Limited
Jamplan (BVI) Limited
Kingboard Holdings Limited

買方在簽署有關的臨時買賣合約前須即場提供令賣方滿意的證據證明其為「合資格人士」，賣方就相關買方是否「合資格人士」有最終決定權，而賣方之決定為最終及對買方具有約束力。

The Purchaser(s) shall before signing of the relevant Preliminary Agreement for Sale and Purchase on the spot provide evidence for proof of being a "Eligible Person" to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchaser(s).

(4)(iii) 可就購買可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

在買方揀選以下住宅物業的同時，該買方有權揀選1-2個住宅停車位，惟倘若屆時買方不於上述的同時揀選所述住宅停車位，該權利將會自動失效，且不得於任何該時間之後行使。該住宅物業及已揀選的住宅停車位必須受同一份買賣合約及其後的轉讓契涵蓋。每一個車位之價值為港幣3,000,000元。

At the same time when the Purchaser(s) selects a residential property from below, such purchaser shall have the right to simultaneously select 1-2 residential parking spaces for each residential property that the purchaser purchases provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the purchaser fails to select the residential parking space as aforesaid at that same time. Both the residential property and the selected residential parking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment. The value of each residential parking space is HK\$3,000,000.

大廈名稱 Block Name	樓層 Floor	單位 Unit	可選停車位數 No. of Residential Parking Space
第二座 Tower 2	地面層 G/F	C	1
第二座 Tower 2	6樓 6/F	C	1
第二座 Tower 2	6樓 6/F	D	1

(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

如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理買賣合約、按揭及轉讓契，買方及賣方須各自負責有關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 handle the agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。

All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) 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

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

(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：無

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。

The vendor has appointed estate agents to act in the sale of any specified residential property in the development: NIL

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：<http://www.thecavaridge.hk>

The address of the website designated by the vendor for the development is: <http://www.thecavaridge.hk>