

價目表 Price List

座數	樓層	單位	實用面積 (包括露台及工作平台)(平方呎)	實用面積呎價 (每平方呎) (\$)	另 窗台 (平方呎)	單位有蓋 面積 (平方呎)	單位所分攤的 公用地方面積 (平方呎)	冷氣機平台 (平方呎)	平台 (平方呎)	大陽台 (平方呎)	建築 面積 (平方呎)	建築面積呎價 (每平方呎) (\$)	訂價 ( \$)
Towe	Floor	Unit	Saleable Area (including balcony and utility platform)(sq.ft.)	Unit Rate of Saleable Area (\$ per sq.ft)	Bay Window (sq.ft)	Unit Covered Area (sq.ft)	Apportioned Share of Common Area (sq.ft)	A/C Platform (sq.ft)	Flat Roof (sq.ft)	Terrace (sq.ft)	Gross Floor Area (sq.ft)	Unit Rate of Gross Floor Area (\$ per sq.ft)	Listed Price
1	57-58	A	1,557 (露台: 57) (工作平台: -)	14,130	-	1,557	430	-	637	-	1,987	11,072	\$ 22,000,000
2	61	B	1,227 (露台: 34) (工作平台: -)	13,855	-	1,227	341	39	694	-	1,568	10,842	\$ 17,000,000
3	66	D	875 (露台: 22) (工作平台: 16)	11,863	-	875	243	18	759	-	1,118	9,284	\$ 10,380,000
* 3	67	B	1,223 (露台: 34) (工作平台: -)	19,362	-	1,223	338	39	752	-	1,561	15,170	\$ 23,680,000

\* 物業連同裝修及傢俱以現狀出售，敬請預約參觀，實地查察。

The property and its fittings and finishes are sold on an "as-is" basis. Please make prior arrangement for site inspection.

- 準買家請參閱發展商所提供售樓說明書內有關上述資料之詳情。  
Prospective purchasers please refer to the sales brochure provided by the developer for further details of the above information.
  - 實用面積包括露台面積及工作平台面積。  
Saleable Area includes area of the balcony and utility platform.
  - 單位有蓋面積包括實用面積、窗台(如有)及冷氣機房(如有)面積。  
Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C plant room (if any).
  - 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。  
Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.
- 附註詳情見於後頁 See Remarks overleaf

#### 附註 (Remarks):

1. 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等(如有把面積計算在內)。  
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc. (if such area is included in calculation of Apportioned Share of Common Area of the Unit).
2. 有關之建築圖則、分區計劃大綱圖、政府租契及已/待批之大廈公契等各項文件之副本，均可向售樓處免費查閱。  
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).
3. 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)約：第1座：8-55樓，3.15米；56-58樓，3.5米；第2座，8-59樓，3.15米；60樓，3.42米；61-62樓，3.5米；第3座，8-65樓，3.15米；66樓，3.42米；67-68樓3.5米。  
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.) approximately: Tower 1, 8-55/F: 3.15m; 56-58/F: 3.5m; Tower 2, 8-59/F: 3.15m; 60/F: 3.42m; 61-62/F: 3.5m; Tower 3, 8-65/F: 3.15m; 66/F: 3.42m; 67-68/F: 3.5m
4. 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。  
The internal space of units on upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.
5. 詳細之訂正圖則以政府有關部門最後批准之圖則為準。  
All plans are subject to final approval by the relevant Government Authorities.
6. 物業以"現狀"出售。  
The Property is sold on "as-is" basis.
7. 本價目表/ 付款方法/ 有關之優惠隨時調整，恕不另行通知。  
All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.
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(如有)。  
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. 「實用面積呎價」及「建築面積呎價」均四捨五入至整數。  
All decimal places are rounded off for "Unit Rate of Saleable Area" and "Unit Rate of Gross Floor Area".
10. 各座不設4/F, 7/F, 13/F, 14/F, 24/F, 34/F, 40/F, 42/F, 44/F, 54/F & 64/F 字樓。  
There is no 4/F, 7/F, 13/F, 14/F, 24/F, 34/F, 40/F, 42/F, 44/F, 54/F & 64/F in all towers.
11. 第一座29字樓、第二座22及39字樓、第三座29及50字樓為隔火層。  
29/F of Tower 1, 22/F & 39/F of Tower 2, 29/F & 50/F of Tower 3 are refuge floors.

#### 付款辦法:

- 1) 樓價5%(首期訂金)於簽署訂購合約時繳付。
- 2) 樓價5% (加付訂金)於簽署訂購合約後14天內支付。
- 3) 樓價5% (部份樓價)於簽署訂購合約後90天內支付。
- 4) 樓價5% (部份樓價)於簽署訂購合約後180天內支付。
- 5) 樓價80% (樓價餘額)於簽署訂購合約後270天或該日前付清。

\* 臨時訂金為樓價之5%，抬頭請寫「Taskan Limited」，其中HK\$100,000 之訂金必須以銀行本票支付，餘額可由私人支票支付。

\* 簽署訂購合約後3個工作天內簽署正式買賣合約。如買方逾期不簽署正式買賣合約，賣方有權沒收買方已付之首期訂金。

\* 賣方保留更改價格或付款辦法之權利，恕不另行通知。

\* 5% initial deposit payable to "Taskan Limited", HK\$100,000 of which must be paid by a cashier order and the remaining balance can be paid by personal cheque(s).

\* Purchaser shall execute the Formal Agreement for Sale & Purchase within 3 working days after signing of the Memorandum for Sale. If the Purchaser fails to sign the Formal Agreement on time, the Vendor shall be entitled to forfeit the initial deposit.

\* We reserves the right to amend the price list and payment terms without prior notice.

#### Payment Terms:

- 1) 5% of Purchase Price (initial deposit) to be paid upon signing of the Memorandum for Sale.
- 2) 5% of Purchase Price (further deposit) to be paid within 14 days after signing of the Memorandum for Sale.
- 3) 5% of Purchase Price (part payment) to be paid within 90 days after signing of the Memorandum for Sale.
- 4) 5% of Purchase Price (part payment) to be paid within 180 days after signing of the Memorandum for Sale.
- 5) 80% balance of Purchase Price to be paid on or before 270 days after signing of the Memorandum for Sale.



KERRY REAL ESTATE AGENCY LIMITED  
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