

價單 Price List

第一部份：基本資料  
Part 1: Basic Information

|   |                                 |                              |    |
|---|---------------------------------|------------------------------|----|
| 發展項目名稱<br>Name of Development   | 菁盈雅軒<br>Greenrich Mansion       | 期數(如有)<br>Phase No. (if any) | —  |
| 發展項目位置<br>Location of Development   | 青山道100號<br>100 Castle Peak Road |                              |    |
| 發展項目(或期數)中的住宅物業的總數<br>The total number of residential properties in the Development (or phase of the Development) |                                 |                              | 84 |

|                          |                              |
|--------------------------|------------------------------|
| 印製日期<br>Date of Printing | 價單編號<br>Number of Price List |
| 21/5/2014                | 1                            |

修改價單(如有) Revision to Price List (if any)

| 修改日期<br>Date of Revision | 經修改的價單編號<br>Numbering of Revised Price List | 如物業價錢經修改，請以「√」標示<br>Please use "√" to indicate changes to prices<br>of residential properties |
|--------------------------|---|---|
|                          |   | 價錢 Price  |
| 22/07/2015               | 1J  | √   |

第二部份：面積及售價資料 Part 2: Information on Area and Price

| 物業的描述<br>Description of Residential Property |            | 實用面積<br>(包括露台，工作平台及陽台(如有))<br>平方米(平方呎)<br><br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價(元)<br>Price(\$)                | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br><br>Unit Rate of Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area) |                     |                |                    |              |                         |            |                 |               |            |
|--|------------|--|-----------------------------------|--|---|---------------------|----------------|--------------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| Floor<br>樓層                                  | Unit<br>單位 |  |                                   |  | 空調機房<br>Air-conditioning<br>plant room  | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat<br>roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| 22   | A          | 45.394<br>(489)  | 6,230,000                         | 137,243<br>(12,740)  | —   | 2.401<br>(26)       | —              | —                  | —            | —                       | —          | —               | —             | —          |
| 22   | B          | 32.925<br>(354)  | 4,350,000                         | 132,119<br>(12,288)  | —   | 1.679<br>(18)       | —              | —                  | —            | —                       | —          | —               | —             | —          |
| 22   | C          | 32.925<br>(354)  | 4,380,000                         | 133,030<br>(12,373)  | —   | 0.999<br>(11)       | —              | —                  | —            | —                       | —          | —               | —             | —          |
| 22   | D          | 45.394<br>(489)  | <del>6,230,000</del><br>7,130,000 | <del>137,243<br/>(12,740)</del><br>157,069<br>(14,581)   | —   | 1.7<br>(18)         | —              | —                  | —            | —                       | —          | —               | —             | —          |
| 23   | A          | 45.394<br>(489)  | 6,300,000                         | 138,785<br>(12,883)  | —   | 2.401<br>(26)       | —              | —                  | —            | —                       | —          | —               | —             | —          |
| 23   | B          | 32.925<br>(354)  | <del>4,400,000</del><br>5,487,000 | <del>133,637<br/>(12,429)</del><br>166,651<br>(15,500)   | —   | 1.679<br>(18)       | —              | —                  | —            | —                       | —          | —               | —             | —          |
| 23   | D          | 45.394<br>(489)  | <del>6,300,000</del><br>6,800,000 | <del>138,785<br/>(12,883)</del><br>149,800<br>(13,906)   | —   | 1.7<br>(18)         | —              | —                  | —            | —                       | —          | —               | —             | —          |
| 25   | B          | 32.925<br>(354)  | <del>4,450,000</del><br>5,050,000 | <del>135,156<br/>(12,571)</del><br>153,379<br>(14,266)   | —   | 1.679<br>(18)       | —              | —                  | —            | —                       | —          | —               | —             | —          |
| 25   | C          | 32.925<br>(354)  | <del>4,480,000</del><br>5,664,000 | <del>136,067<br/>(12,655)</del><br>172,027<br>(16,000)   | —   | 0.999<br>(11)       | —              | —                  | —            | —                       | —          | —               | —             | —          |

第二部份：面積及售價資料 Part 2: Information on Area and Price

| 物業的描述<br>Description of Residential Property |            | 實用面積<br>(包括露台，工作平台及陽台(如有))<br>平方米(平方呎)<br><br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價(元)<br>Price (\$) | 實方用面積<br>每平方米/呎售價元，<br>每平方米<br>(元，每平方米)<br><br>Unit Rate of Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | Area of other specified items (Not included in the Saleable Area)<br>其他指明項目的面積 (不計算入實用面積)<br>sq. metre (sq. ft.) 平方米 (平方呎) |                     |                |                    |              |                         |                 |                 |               |            |
|--|------------|--|---------------------|---|--|---------------------|----------------|--------------------|--------------|-------------------------|-----------------|-----------------|---------------|------------|
| 樓層<br>Floor                                  | 單位<br>Unit |  |                     |   | 空調機房<br>Air-conditioning<br>plant room   | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat<br>roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof      | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| 27   | A          | 45.394<br>(489)  | 6,500,000           | 143,191<br>(13,292)   | —  | 2.401<br>(26)       | —              | —                  | —            | —                       | —               | —               | —             | —          |
| 27   | B          | 32.925<br>(354)  | 4,550,000           | 138,193<br>(12,853)   | —  | 1.679<br>(18)       | —              | —                  | —            | —                       | —               | —               | —             | —          |
| 27   | C          | 32.925<br>(354)  | 4,580,000           | 139,104<br>(12,938)   | —  | 0.999<br>(11)       | —              | —                  | —            | —                       | —               | —               | —             | —          |
| 27   | D          | 45.394<br>(489)  | 6,500,000           | 143,191<br>(13,292)   | —  | 1.7<br>(18)         | —              | —                  | —            | —                       | —               | —               | —             | —          |
| 28   | A          | 45.394<br>(489)  | 6,600,000           | 145,394<br>(13,497)   | —  | 2.401<br>(26)       | —              | —                  | —            | —                       | 17.914<br>(193) | —               | —             | —          |
| 28   | B          | 32.925<br>(354)  | 4,800,000           | 145,786<br>(13,559)   | —  | 1.679<br>(18)       | —              | —                  | —            | —                       | 23.140<br>(249) | —               | —             | —          |
| 28   | C          | 32.925<br>(354)  | 4,830,000           | 146,697<br>(13,644)   | —  | 0.999<br>(11)       | —              | —                  | —            | —                       | 23.140<br>(249) | —               | —             | —          |
| 28   | D          | 45.394<br>(489)  | 6,600,000           | 145,394<br>(13,497)   | —  | 1.7<br>(18)         | —              | —                  | —            | —                       | 13.255<br>(143) | —               | —             | —          |

### 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；(iii) 及擁有人不得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, then- (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) 付款辦法 Payment Terms

買方於簽署臨時買賣合約時，須繳付售價之5% 作首期訂金，首期訂金將以銀行本票、個人支票繳付，所有支付首期訂金之銀行本票及支票抬頭必須為「陳順祖文國權潘慧妍律師行」。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser has to pay 5% of the price as the initial deposit. The initial deposit shall be paid by way of cashier's order(s), or personal cheque(s). The initial deposit shall be paid to "Joseph S.C. Chan & Co.".

##### A. 一次過付款計劃 – 60天成交：(照售價減 2%)

###### **Lump Sum Payment Method – 60 days Completion : (2% discount from the price)**

- 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。  
5% of purchase price: shall be paid by the Purchaser upon signing of the Preliminary 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 Preliminary Agreement for Sale and Purchase.
- 樓價 5%：於買方簽署正式買賣合約時支付。  
5% of purchase price: shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 樓價 90%：於買方簽署臨時買賣合約後60天內支付。  
90% of purchase price: shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
- 如買方為本廈住宅單位之現有註冊業主，租客或業主/租客之親友，新購單位之地契/公契印証費，圖則費及其他實際支出款項，均由賣方負責。惟賣方負責之費用上限為港幣10,000.00。  
If the Purchaser is the registered owner, sitting tenant, or related parties of the registered owner/sitting tenant of the residential unit(s) of the Building, cost of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements shall be borne by the Vendor, provided that the cost borne by the Vendor shall be capped at HKD10,000.00

**B. 第二按揭付款計劃 – 60天成交 : (照售價減 2%)**  
**Second Mortgage Payment Method – 60 days Completion : (2% discount from the price)**

- 樓價 5% : 於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。  
5% of purchase price: shall be paid by the Purchaser upon signing of the Preliminary 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 Preliminary
- 樓價 5% : 於買方簽署正式買賣合約時支付。  
5% of purchase price: shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 樓價 90% : 於買方簽署臨時買賣合約後60天內支付。  
90% of purchase price: shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase.
- 如買方為本廈住宅單位之現有註冊業主，租客或業主/租客之親友，新購單位之地契/公契印証費，圖則費及其他實際支出款項，均由賣方負責。惟賣方負責之費用上限為港幣10,000.00。  
If the Purchaser is the registered owner, sitting tenant, or related parties of the registered owner/sitting tenant of the residential unit(s) of the Building, cost of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements shall be borne by the Vendor, provided that the cost borne by the Vendor shall be capped at HKD10,000.00

第二按揭及其申請受以下條款及條件規定:

The second mortgage and its application are subject to the following terms and conditions:

- 買方須先確定第一按揭銀行同意第二按揭之簽立。  
The Purchaser shall ensure that the first mortgagee bank consents to the execution of the Second Mortgage.
- 而一按加二按總貸款額合共則不可超過成交價之90%。  
The total sum of the first mortgage and the second mortgage shall not be greater than 90% of the transaction price.
- 第二按揭年期不長於第一按揭年期。  
The maximum tenure of the second mortgage shall not exceed the tenure of the first mortgage.
- 第二按揭之利率以不超於最優惠利率(P)+1計算。P為浮動利率，於本價單日期P為每年5.25%。  
The interest rate of the term of second mortgage shall not be more than Prime Rate (P) +1. P is subject to fluctuation. The P as at the date of this price list is 5.25% per annum.
- 所有第二按揭之文件必須由安排之賣方人指定之律師行辦理，並由買方負責有關費用。買方於決定選擇此優惠前，請先向第一按揭銀行及安排之第二承按人(賣方)查詢清楚該第一按揭及第二按揭之條款、批核條件及手續。  
All legal documents of the second mortgage shall be prepared and handled by the Vendor's solicitors and all the costs and disbursements relating thereof shall be borne by the Purchaser. The Purchaser is advised to enquire with the first mortgagee bank and the Second Mortgagee ("the Vendor") on details of the terms and conditions and application procedures of the first mortgage and the Vendor before choosing this benefit.
- 賣方保留批核第二按揭之權利。  
The Vendor reserves the right to decide whether or not to approve the second mortgage loan.

**C. 特別額外折扣優惠**  
**Special Extra Discount**

適用於第三部份(4)A及(4)B付款方法。

Applicable to the Payment Methods of Part 3(4)A&3(4)B.

現凡於2015年8月31日當日或之前簽署臨時買賣合約，買方可獲額外4%售價折扣優惠。

When the Preliminary Agreement for Sale and Purchase is signed on or before 31 August 2015, an extra 4% discount from the Price would be offered to the Purchaser.

備註: Note :

- a. 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。

The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.

- b. 有關該物業買賣之印花稅，概由買方支付。

All stamp duty chargeable in relation to the purchase of the Property shall be paid by the Purchaser(s) absolutely.

- c. 若買方選用賣方所聘用之律師行為共同代表律師，所有有關買賣合約及樓契之律師費用(除地契/公契印証費、註冊費、圖則費及其他實際支出款項外)，均由賣方負責支付。一切有關按揭及其他之費用，均由買方負責。

If the Purchaser appoints the solicitors of the Vendor to represent both the Vendor and the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding cost of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser.

- (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:

永常(集團)有限公司  
Wing Sheung (Holdings) 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) The address of the website designated by the vendor for the development is: [www.greenrichmansion.com](http://www.greenrichmansion.com)

賣方就發展項目指定的互聯網網站的網址為：[www.greenrichmansion.com](http://www.greenrichmansion.com)