

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱 Name of Phase of the Development	飛揚第1期 Grand Jeté Phase 1	期數 (如有) Phase No. (if any)	第一期 Phase 1
發展項目期數位置 Location of Phase of the Development	青山公路大欖段170號 170 Castle Peak Road, Tai Lam		
發展項目期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development			400

印製日期 Date of Printing	價單編號 Number of Price List
21/6/2022	3

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
22/8/2022	3A	
27/9/2022	3B	
25/10/2022	3C	
30/12/2022	3D	
25/2/2023	3E	
12/4/2023	3F	✓
25/5/2023	3G	
20/9/2023	3H	
22/10/2023	3I	
12/12/2023	3J	
18/1/2024	3K	
4/3/2024	3L	
26/4/2024	3M	
5/6/2024	3N	✓
21/6/2024	3O	✓
6/8/2024	3P	
3/9/2024	3Q	
27/9/2024	3R	
27/12/2024	3S	
11/3/2025	3T	
22/4/2025	3U	
22/5/2025	3V	
9/6/2025	3W	
21/7/2025	3X	
31/7/2025	3Y	

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
第1座 Tower 1	地下 G/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,351,000 \$4,589,000	203,390 (18,908) 174,427 (16,216)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	1樓 1/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,405,000 \$4,683,000	205,443 (19,099) 178,000 (16,548)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	2樓 2/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,458,000	207,458 (19,286)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	3樓 3/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,485,000	208,484 (19,382)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	5樓 5/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,496,000	208,902 (19,420)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	6樓 6/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,508,000	209,358 (19,463)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	7樓 7/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,519,000	209,776 (19,502)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	8樓 8/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,530,000	210,194 (19,541)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	9樓 9/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,542,000	210,650 (19,583)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	10樓 10/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,568,000	211,639 (19,675)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	11樓 11/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,580,000	212,095 (19,717)	---	---	---	---	---	---	---	---	---	---
第1座 Tower 1	12樓 12/F	C	26.309 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,591,000	212,513 (19,756)	---	---	---	---	---	---	---	---	---	---

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
第2座 Tower 2	1樓 1/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,077,000 \$4,351,000	205,655 (19,086) 176,247 (16,357)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	2樓 2/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,128,000 \$4,437,000	207,721 (19,278) 179,730 (16,680)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	3樓 3/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,154,000 \$4,523,000	208,774 (19,376) 183,214 (17,004)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	5樓 5/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,180,000 \$4,546,000	209,827 (19,474) 184,146 (17,090)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	6樓 6/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,206,000 \$4,568,000	210,880 (19,571) 185,037 (17,173)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	7樓 7/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,231,000 \$4,590,000	211,893 (19,665) 185,928 (17,256)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	8樓 8/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,258,000 \$4,615,000	212,987 (19,767) 186,940 (17,350)	---	---	---	---	---	---	---	---	---	---

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
第2座 Tower 2	9樓 9/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,284,000 \$4,637,000	214,040 (19,865) 187,832 (17,432)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	10樓 10/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,311,000 \$4,661,000	215,133 (19,966) 188,804 (17,523)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	11樓 11/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,337,000 \$4,684,000	216,187 (20,064) 189,735 (17,609)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	12樓 12/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,390,000 \$4,730,000	218,334 (20,263) 191,599 (17,782)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	15樓 15/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,402,000 \$4,740,000	218,820 (20,308) 192,004 (17,820)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	16樓 16/F	E	67.116 (722) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,331,000 \$11,820,000	183,727 (17,079) 176,113 (16,371)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	16樓 16/F	F	24.433 (263) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,359,000 \$4,770,000	219,335 (20,376) 195,228 (18,137)	---	---	---	---	---	---	---	---	---	---

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
第2座 Tower 2	16樓 16/F	G	26.294 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,453,000	207,386 (19,269)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	16樓 16/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,412,000	219,225 (20,346)	---	---	---	---	---	---	---	---	---	---
				\$4,749,000	192,368 (17,853)										
第2座 Tower 2	17樓 17/F	E	67.116 (722) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,355,000	184,084 (17,112)	---	---	---	---	---	---	---	---	---	---
				\$11,841,000	176,426 (16,400)										
第2座 Tower 2	17樓 17/F	F	24.433 (263) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,369,000	219,744 (20,414)	---	---	---	---	---	---	---	---	---	---
				\$4,812,000	196,947 (18,297)										
第2座 Tower 2	17樓 17/F	G	26.294 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,465,000	207,842 (19,311)	---	---	---	---	---	---	---	---	---	---
				\$4,932,000	187,571 (17,428)										
第2座 Tower 2	17樓 17/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,422,000	219,630 (20,383)	---	---	---	---	---	---	---	---	---	---
				\$4,793,000	194,151 (18,019)										
第2座 Tower 2	18樓 18/F	E	67.116 (722) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,381,000	184,472 (17,148)	---	---	---	---	---	---	---	---	---	---
			\$11,866,000	176,798 (16,435)											

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
第2座 Tower 2	18樓 18/F	F	24.433 (263) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,380,000 \$4,856,000	220,194 (20,456) 198,748 (18,464)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	18樓 18/F	G	26.294 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,475,000 \$4,976,000	208,222 (19,346) 189,245 (17,583)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	18樓 18/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,434,000 \$4,835,000	220,116 (20,429) 195,852 (18,177)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	19樓 19/F	E	67.116 (722) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,443,000 \$11,926,000	185,395 (17,234) 177,692 (16,518)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	19樓 19/F	F	24.433 (263) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,391,000 \$4,865,000	220,644 (20,498) 199,116 (18,498)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	19樓 19/F	G	26.294 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,487,000 \$4,987,000	208,679 (19,389) 189,663 (17,622)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	19樓 19/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,444,000 \$4,845,000	220,521 (20,466) 196,257 (18,214)	---	---	---	---	---	---	---	---	---	---

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)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				平方米(平方呎) sq. metre (sq. ft.)									
						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
第2座 Tower 2	20樓 20/F	E	67.116 (722) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,505,000	186,319 (17,320)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	20樓 20/F	F	24.433 (263) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,402,000	221,094 (20,540)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	20樓 20/F	G	26.294 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,497,000	209,059 (19,424)	---	---	---	---	---	---	---	---	---	---
				\$4,995,000	189,967 (17,650)										
第2座 Tower 2	20樓 20/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,456,000	221,007 (20,511)	---	---	---	---	---	---	---	---	---	---
				\$4,856,000	196,703 (18,256)										
第2座 Tower 2	21樓 21/F	E	67.116 (722) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$12,569,000	187,273 (17,409)	---	---	---	---	---	---	---	---	---	---
第2座 Tower 2	21樓 21/F	F	24.433 (263) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,413,000	221,545 (20,582)	---	---	---	---	---	---	---	---	---	---
				\$3,913,000	160,152 (14,878)										
第2座 Tower 2	21樓 21/F	G	26.294 (283) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,509,000	209,515 (19,466)	---	---	---	---	---	---	---	---	---	---
				\$5,006,000	190,386 (17,689)										
第2座 Tower 2	21樓 21/F	H	24.687 (266) 露台 Balcony: --- 工作平台 Utility Platform: ---	\$5,466,000	221,412 (20,549)	---	---	---	---	---	---	---	---	---	---
				\$4,865,000	197,067 (18,289)										

第三部份：其他資料

Part 3 : Other Information

- 1)

準買家應參閱發展項日期數的售樓說明書，以了解該發展項日期數的資料。

Prospective purchasers are advised to refer to the sales brochure for the Phase of the Development for information on the Phase of 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)

註: 於本第 4 節內，「售價」指本價單第二部份表中所列之售價，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

Note: In this section 4, "Price" means the price set out in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand (i.e. if the hundreds digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundreds digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.
- 4)(i)

支付條款:

Terms of Payment :

(一) 90 天成交期優惠付款計劃 – 照售價減 4%

1.

成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。

2.

成交金額 95% 成交金額餘款於買方簽署臨時買賣合約後 90 天內繳付。

(1) 90 Days Completion Payment Plan – 4% discount from the Price

1.

5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.

2.

95% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 90 days after the Purchaser signs the preliminary agreement for sale and purchase.

(二) 「360 天輕鬆俾」付款計劃- 照售價

- 1. 成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於其後 5 個工作天內簽署買賣合約。
- 2. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
- 3. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 120 天內繳付。
- 4. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 180 天內繳付。
- 5. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 240 天內繳付。
- 6. 成交金額 1% 加付訂金於買方簽署臨時買賣合約後 300 天內繳付。
- 7. 成交金額 90% 成交金額餘款於買方簽署臨時買賣合約後 360 天內繳付。

(2) “360 Days Easy Pay” Payment Plan – The Price

- 1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days thereafter.
- 2. 1% of the Transaction Price being the Further Deposit shall be paid within 60 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 3. 1% of the Transaction Price being the Further Deposit shall be paid within 120 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 4. 1% of the Transaction Price being the Further Deposit shall be paid within 180 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 5. 1% of the Transaction Price being the Further Deposit shall be paid within 240 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 6. 1% of the Transaction Price being the Further Deposit shall be paid within 300 days after the Purchaser signs the preliminary agreement for sale and purchase.
- 7. 90% of the Transaction Price being the remaining balance of the Transaction Price shall be paid within 360 days after the Purchaser signs the preliminary agreement for sale and purchase.

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

- (a) 見 4(i) 及 4(iii) (如有)。
See 4(i) & 4(iii) (If any).

(b) **「親友共賞」優惠**

凡於 2025 年 9 月 30 日或之前簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 5% 折扣。

“Enjoy Together” Benefit

An extra 5% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list on or before 30 September 2025.

(c) **「一期入伙賀禮」優惠**

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 2% 折扣。

“Phase 1 Completion Reward” Benefit

An extra 2% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(d) **稅務優惠**

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 3% 折扣。

Stamp Duty Benefit

An extra 3% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

(e) **「升級 3 房額外賞」優惠**

簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目期數其他已發出或將發出之價單內)之買方可獲額外售價 1% 折扣。

第 1 座之 A 單位；

第 2 座之 E 單位。

不設 4 樓、13 樓、14 樓及 I 單位。

“Upgrading 3-Bedroom Extra Reward” Benefit

An extra 1% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Phase of the Development).

Flat A of Tower 1;

Flat E of Tower 2.

4/F, 13/F, 14/F and Flat I are omitted.

(f) **「明益你」優惠**

簽署臨時買賣合約購買本價單所列之住宅物業之買方可獲額外售價 3% 折扣。

“Jetso to You” Benefit

An extra 3% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list.

- (g) 簽署臨時買賣合約購買任何下列之指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項日期數其他不同價單內)之買方，每購買一個該等指定住宅物業可選擇獲得-
- (i) 下列其中一個價值港幣 1,500,000 元之指明住客停車位而無需就該指明住客停車位支付額外樓價（即該指明住客停車位之售價視作已包括在該指定住宅物業的成交金額內）；或
- (ii) 港幣\$800,000 元之售價折扣。

指定住宅物業

第 1 座 7-10 樓及 12 樓之 A 單位；
第 2 座 7-9 樓之 E 單位。

指明住客停車位

低層地下之住客停車位 R65 號； 低層地下之住客停車位 R66 號； 低層地下之住客停車位 R77 號； 低層地下之住客停車位 R78 號；
低層地下之住客停車位 R81 號； 低層地下之住客停車位 R82 號； 低層地下之住客停車位 R85 號； 低層地下之住客停車位 R89 號；
低層地下之住客停車位 R93 號； 低層地下之住客停車位 R94 號。

- 註: (1) 買方在簽署臨時買賣合約時，必須決定及確認其選擇是上述(i)或(ii)。有關選擇一經確認將不能在簽署臨時買賣合約後修改或變更。
- (2) 指明住客停車位以先到先得形式供選擇。凡選擇上述(i)者，買方在簽署臨時買賣合約時必須決定及確認其選擇的指明住客停車位。有關指定住宅物業及指明住客停車位必須於同一份臨時買賣合約、同一份正式買賣合約及同一份轉讓契購買。
- (3) 為免生疑，如買方未能按臨時買賣合約簽署正式買賣合約，將不會獲得本優惠。詳情以相關交易文件條款及條件作準。

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Phase of the Development), for each such designated residential property purchased, may choose to have –

- (i) one of the following specified residential car parking spaces which is valued HK\$1,500,000 at no additional purchase price (i.e. the Transaction Price of that designated residential property will be regarded as inclusive of the price of that specified residential car parking space); or
- (ii) a discount of HK\$800,000 from the Price.

Designated residential properties

Flat A of 7-10/F & 12/F, Tower 1;
Flat E of 7-9/F, Tower 2.

Specified residential car parking spaces

Residential Parking Space No. R65 on Lower Ground Floor; Residential Parking Space No. R66 on Lower Ground Floor; Residential Parking Space No. R77 on Lower Ground Floor; Residential Parking Space No. R78 on Lower Ground Floor;
Residential Parking Space No. R81 on Lower Ground Floor; Residential Parking Space No. R82 on Lower Ground Floor; Residential Parking Space No. R85 on Lower Ground Floor; Residential Parking Space No. R89 on Lower Ground Floor;
Residential Parking Space No. R93 on Lower Ground Floor; Residential Parking Space No. R94 on Lower Ground Floor.

- Note: (1) The Purchaser must decide and confirm his choice of either (i) or (ii) above upon signing of the preliminary agreement for sale and purchase. The choice, once confirmed, shall not be amended or changed after signing of the preliminary agreement for sale and purchase.
- (2) The specified residential car parking spaces are to be selected on a first come first served basis. In case of choice (i) above, the Purchaser must decide and confirm his choice of the specified residential car parking space upon signing of the preliminary agreement for sale and purchase. The designated residential property and its specified residential car parking space must be purchased under one single preliminary agreement for sale and purchase, one single formal agreement for sale and purchase and one single assignment.
- (3) For the avoidance of doubt, if the Purchaser fails to sign the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase, the Purchaser will not be entitled to this benefit. Subject to the terms and conditions of the relevant transaction documents.

(h) 「Free 住泊 2.0」優惠

簽署臨時買賣合約購買任何下列之指定住宅物業（下列指定住宅物業部分包括於此價單內，部份包括於發展項目期數其他不同價單內）之買方，每購買一個該等指定住宅物業可選擇獲得-

- (i) 由賣方代繳買方所承租之由賣方租出的發展項目兩個住客停車位於指定期間之租金（每個住客停車位之每月租金金額上限為港幣\$4,500 元）； 或
- (ii) 由賣方代繳買方所承租之由賣方租出的發展項目一個住客停車位於指定期間之租金（每月租金金額上限為港幣\$4,500 元） 及 港幣\$54,000 元之售價折扣； 或
- (iii) 港幣\$108,000 元之售價折扣。

指定住宅物業

第 1 座 3 樓及 11 樓之 B 單位；
第 2 座 2 樓及 5 樓之 B 單位。

- 註: (1) 買方在簽署臨時買賣合約時，必須決定及確認其選擇是上述(i)、(ii)或(iii)。有關選擇一經確認將不能在簽署臨時買賣合約後修改或變更。
- (2) 上述(i)及(ii)之指定期間指於買方簽署轉讓契後第 1 個公曆月的第一日起計至買方簽署轉讓契後第 12 個公曆月的最後一日。發展項目住客停車位以先到先得形式供承租，如於指定期間開始時未有足夠之住客停車位可供買方承租，賣方將分別以(i)港幣\$108,000 元 或 (ii)港幣\$54,000 元之現金回贈代替上述(i)或(ii)之優惠。賣方就指定期間開始日或任何時間是否有發展項目住客停車位可供承租並不作出任何明示或隱含之要約、陳述、承諾或保證。
- (3) 為免生疑，如買方未能按臨時買賣合約簽署正式買賣合約或未能依照正式買賣合約完成交易，將不會獲得本優惠。詳情以相關交易文件條款及條件作準。

“Free To Park 2.0” Benefit

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price lists of the Phase of the Development), for each such designated residential property purchased, may choose to have –

- (i) the Vendor paying for the Purchaser the rent of TWO residential parking spaces of the Development leased by the Purchaser from the Vendor for the Specified Period (the monthly rent amount is capped at HK\$4,500 per residential parking space); or
- (ii) the Vendor paying for the Purchaser the rent of ONE residential parking space of the Development leased by the Purchaser from the Vendor for the Specified Period (the monthly rent amount is capped at HK\$4,500) and a discount of HK\$54,000 from the Price; or
- (iii) a discount of HK\$108,000 from the Price.

Designated residential properties

Flat B of 3/F & 11/F, Tower 1;
Flat B of 2/F & 5/F, Tower 2.

Note: (1) The Purchaser must decide and confirm his choice of either (i), (ii) or (iii) above upon signing of the preliminary agreement for sale and purchase. The choice, once confirmed, shall not be amended or changed after signing of the preliminary agreement for sale and purchase.

- (2) The Specified Period of (i) and (ii) above means from the first day of the first calendar month after execution of the Assignment by the Purchaser till the last day of the 12th calendar month after execution of the Assignment by the Purchaser. The residential parking spaces of the development are available for letting on a first come first served basis. If there is not enough residential parking spaces available for letting to the Purchaser at the commencement of the Specified Period, the Vendor will offer (i) a cash rebate of HK\$108,000 or (ii) a cash rebate of HK\$54,000 in lieu of the benefit in (i) or (ii) above respectively. The Vendor gives no offer, representation, undertaking or warranty whether express or implied as to whether there is any residential parking space of the development available for letting at the start of the Specified Period or at any other time.

- (3) For the avoidance of doubt, if the Purchaser fails to sign the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase or fails to complete the sale and purchase in accordance with the formal agreement for sale and purchase, the Purchaser will not be entitled to this benefit. Subject to the terms and conditions of the relevant transaction documents.

(i) 「賞你所想」限時優惠

凡於 2025 年 8 月 4 日至 2025 年 8 月 31 日期間（包括該兩天）簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目期數其他已發出或將發出之價單內)之買方可獲額外售價 10% 折扣。

第 1 座 3 樓之 B 單位；
第 2 座 2 樓及 5 樓之 B 單位

“Limited Extra Reward” Benefit

An extra 10% discount on the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase between 4 August 2025 and 31 August 2025 (both dates inclusive) to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price list(s) issued or to be issued of the Phase of the Development).

Flat B, 3/F of Tower 1;
Flat B, 2/F & 5/F of Tower 2.

(j) 「特選單位」折扣優惠

簽署臨時買賣合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目期數其他不同價單內) 之買方，可享有港幣\$200,000 元之售價折扣。

第 1 座 3 樓之 B 單位；
第 2 座 2 樓及 5 樓之 B 單位

“Special Units Discount Benefit”

A discount of HK\$200,000 from the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated residential properties (some of which are included in this price list and some of which are included in other price list(s) of the Phase of the Development).

Flat B, 3/F of Tower 1;
Flat B, 2/F & 5/F of Tower 2.

4)(iii) 可就購買發展項目期數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 Phase of the Development:

- (a) 見 4(ii) (如有)。

See 4(ii) (If any).

- (b) 「提早付清餘款現金回贈」優惠 II (只適用於「360 天輕鬆俾」付款計劃)

如買方提前於簽署臨時買賣合約後(1)150 天內#；或 (2)150 天後但 240 天內#；或 (3)240 天後但 300 天內#付清所有加付訂金、部分樓款及成交金額餘款，可分別獲賣方送出(1)成交金額 4%之現金回贈；或 (2)成交金額 2%之現金回贈；或 (3)成交金額 1% 之現金回贈。詳情以相關交易文件條款及條件作準。

以賣方代表律師實際收到款項日期計算

“Cash Rebate for Early Settlement” Benefit II (Only applicable to “360 Days Easy Pay” Payment Plan)

A cash rebate of (1) 4% of Transaction Price; or (2) 2% of Transaction Price; or (3) 1% of Transaction Price will be provided to the Purchaser if the Purchaser settles all further deposits, part payments and the remaining balance of the Transaction Price (1) within 150 days#; or (2) after 150 days but within 240 days#; or (3) after 240 days but within 300 days# after signing the preliminary agreement for sale and purchase respectively. Details are subject to the terms and conditions of the relevant transaction documents.

subject to the actual date of payment(s) received by Vendor’s solicitors

- (c) 「傢俬禮券」優惠

簽署臨時買賣合約購買任何下列之指定三房住宅物業(下列指定住宅物業部分包括於此價單內，部份包括於發展項目期數其他不同價單內)之買方，每購買一個該等指定住宅物業可選擇獲得（買方在簽署臨時買賣合約時，必須決定及確認其選擇是下述(i)或(ii)。有關選擇一經確認將不能在簽署臨時買賣合約後修改或變更。）：

- (i) 總價值港幣\$400,000 的傢俬現金券。該等單位之買方並必須依照臨時買賣合約簽署正式買賣合約及依照買賣合約訂定的日期付清所有加付訂金、部分樓款及樓價餘款，方可獲得本優惠。上述傢俬現金券之使用(包括使用期限等)受相關提供者/供應商所訂之條款及條件限制。詳情以相關交易文件條款及條件作準；或

- (ii) 港幣\$260,000 元之售價折扣。

指定三房住宅物業

第 1 座 7-10 樓及 12 樓之 A 單位；

第 2 座 7-9 樓之 E 單位。

“Furniture Coupons” Benefit

A Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the following designated 3-bedroom residential properties (some of which are included in this price list and some of which are included in other price lists of the Phase of the Development), for each such designated residential property purchased, may choose to have (the Purchaser must decide and confirm his choice of either (i) or (ii) below upon signing of the preliminary agreement for sale and purchase. The choice, once confirmed, shall not be amended or changed after signing of the preliminary agreement for sale and purchase.) -

- (i) Furniture coupons at the total value of HK\$400,000. The Purchasers of such residential properties shall be entitled to this benefit only if the relevant Purchaser has signed the formal agreement for sale and purchase in accordance with the preliminary agreement for sale and purchase and the Purchaser settles all further deposits, part payments and the remaining balance of the purchase price in accordance to the payment dates stipulated in the agreement for sale and purchase. The use of the aforesaid furniture coupons (including validity period etc.) is subject to the terms and conditions prescribed by the relevant provider(s) / supplier(s). Subject to the terms and conditions of the relevant transaction documents； OR

- (ii) a discount of HK\$260,000 from the Price.

Designated 3-bedroom residential properties

Flat A, 7-10/F & 12/F, Tower 1;

Flat E, 7-9/F, Tower 2.

4)(iv) 誰人負責支付買賣發展項目期數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 Phase of the Development:

- (a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭及轉讓契等法律文件，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。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約、按揭及轉讓契等法律文件，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 act on his/her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal costs of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- (b) 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」(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)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" defined in the Stamp Duty Ordinance, any "buyer's stamp duty" defined in the Stamp Duty Ordinance and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

4)(v) **買方須為就買賣發展項目期數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 Phase of 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，一切有關按揭之律師費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期數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 Phase of the Development:

賣方委任的代理：

Agent appointed by the Vendor:

長江實業地產發展有限公司

Cheung Kong Property Development Limited

長江實業地產發展有限公司委任的次代理：

Sub-agents appointed by Cheung Kong Property Development Limited:

中原地產代理有限公司 Centaline Property Agency Limited

美聯物業代理有限公司 Midland Realty International Limited

利嘉閣地產有限公司 Ricacorp Properties Limited

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

世紀 21 集團有限公司 及 旗下特許經營商 Century 21 Group Limited and Franchisees

香港(國際)地產商會有限公司及 其特許會員 Hong Kong (International) Realty Association Limited & Chartered Members

香港地產代理商總會有限公司 及 其特許會員 Hong Kong Real Estate Agencies General Association Limited & Chartered Members

祥益地產代理有限公司 Many Wells Property Agent Limited

晉誠地產代理有限公司 Earnest Property Agency Limited

建富物業 Kin Fu Realty

迎富地產代理有限公司 Easywin Property Agency Limited

太陽物業香港代理有限公司 Sunrise Property HK Agency Limited

康業物業代理有限公司 Hong Yip Properties Agency Limited

啟勝地產代理有限公司 Kai Shing (Rea) Limited

萬氏置業地產代理有限公司 Man's Property Limited

名城地產代理有限公司 Festival Home Property Agency Limited

天生置業有限公司 Sky On Properties Limited

搜房(香港)集團有限公司 Soufun (Hong Kong) Group Limited

請注意： 任何人可委任任何地產代理在購買發展項目期數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 Phase of the Development. Also, that person does not necessarily have to appoint any estate agent.

6) 賣方就發展項目期數指定的互聯網網站的網址為: **www.grandjete.hk**

The address of the website designated by the Vendor for the Phase of the Development is: **www.grandjete.hk**