

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	青薈 Giovane	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	青山道201號 201 Castle Peak 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)			80

印製日期 Date of Printing	價單編號 Number of Price List
30 September 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
18 November 2015	1A	✓

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, 每平方米呎) 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	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard	
青薈 Giovane	7	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,328,000	137,397 (12,767)	--	1.1 (12)	--	--	--	--	--	--	--	--	
		B	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,328,000	158,476 (14,726)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
	11	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,744,000	150,603 (13,994)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,707,000	149,904 (13,926)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
	12	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,786,000	151,937 (14,118)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
		B	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,625,000	172,619 (16,040)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
		C	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,610,000	171,905 (15,973)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,749,000	151,242 (14,050)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
	15	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,829,000	153,302 (14,245)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
		B	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,658,000	174,190 (16,186)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
		C	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,642,000	173,429 (16,115)	--	1.1 (12)	--	--	--	--	--	--	--	--	--
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,791,000	152,580 (14,175)	--	1.1 (12)	--	--	--	--	--	--	--	--	--

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, 每平方米呎) 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	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
青薈 Giovane	16	C	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,674,000	174,952 (16,257)	--	1.1 (12)	--	--	--	--	--	--	--	
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,833,000 4,968,600	153,917 (14,299) 158,236 (14,700)	--	1.1 (12)	--	--	--	--	--	--	--	
	17	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,915,000	156,032 (14,499)	--	1.1 (12)	--	--	--	--	--	--	--	
		B	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,723,000	177,286 (16,473)	--	1.1 (12)	--	--	--	--	--	--	--	
		C	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,707,000	176,524 (16,403)	--	1.1 (12)	--	--	--	--	--	--	--	
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,876,000	155,287 (14,426)	--	1.1 (12)	--	--	--	--	--	--	--	
	19	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,026,000	159,556 (14,826)	--	1.1 (12)	--	--	--	--	--	--	--	
		B	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,808,000	181,333 (16,850)	--	1.1 (12)	--	--	--	--	--	--	--	
		C	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,791,000	180,524 (16,774)	--	1.1 (12)	--	--	--	--	--	--	--	
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	4,987,000	158,822 (14,754)	--	1.1 (12)	--	--	--	--	--	--	--	
	20	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,071,000	160,984 (14,959)	--	1.1 (12)	--	--	--	--	--	--	--	

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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, 每平方米) 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	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
青薈 Giovane	20	B	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,842,000	182,952 (17,000)	--	1.1 (12)	--	--	--	--	--	--	--	
		C	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,825,000	182,143 (16,925)	--	1.1 (12)	--	--	--	--	--	--	--	
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,031,000	160,223 (14,885)	--	1.1 (12)	--	--	--	--	--	--	--	
	21	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,116,000	162,413 (15,091)	--	1.1 (12)	--	--	--	--	--	--	--	
		B	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,876,000	184,571 (17,150)	--	1.1 (12)	--	--	--	--	--	--	--	
		C	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,859,000	183,762 (17,075)	--	1.1 (12)	--	--	--	--	--	--	--	
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,072,000	161,529 (15,006)	--	1.1 (12)	--	--	--	--	--	--	--	
	22	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,166,000	164,000 (15,239)	--	1.1 (12)	--	--	--	--	--	--	--	
		B	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,914,000	186,381 (17,319)	--	1.1 (12)	--	--	--	--	--	--	--	
		C	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	3,897,000	185,571 (17,243)	--	1.1 (12)	--	--	--	--	--	--	--	
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,126,000	163,248 (15,166)	--	1.1 (12)	--	--	--	--	--	--	--	
	26	A	31.5 (339) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,346,000	169,714 (15,770)	--	1.1 (12)	--	--	--	--	--	--	--	

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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
青薈 Giovane	26	B	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	4,042,000	192,476 (17,885)	--	1.1 (12)	--	--	--	--	--	--	--	
		C	21 (226) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 0 (0)	4,033,000	192,048 (17,845)	--	1.1 (12)								
		D	31.4 (338) 露台 Balcony: 2 (22) 工作平台 Utility Platform: 1.5 (16)	5,305,000	168,949 (15,695)	--	1.1 (12)	--	--	--	--	--	--	--	

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) 支付條款 Terms of Payment :

於簽署臨時買賣合約時，買方須繳付相等於售價5%作為臨時訂金，其中港幣\$100,000.00須以銀行本票支付，餘款將以銀行本票或支票支付。所有銀行本票或支票抬頭請寫「張葉司徒陳律師事務所」。

Purchasers shall pay the preliminary deposit equivalent to 5% of purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 shall be paid by a cashier order and the remaining portion of the preliminary deposit can be paid by cashier order or cheque. All cashier order or cheque shall be made payable to "Vincent T.K. Cheung, Yap & Co.".

建築期付款計劃 Stage Payment Method

1. 相等於樓價之5%之臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於臨時買賣合約的簽署日期後的5個工作日內簽署正式買賣合約。
A preliminary deposit which is equivalent to 5% of the purchase price shall be paid by the Purchaser upon signing of the preliminary agreement for sale and purchase ("PASP"). The agreement for sale and purchase ("ASP") shall be signed by the Purchaser within 5 working days after the date on which the PASP is signed.
2. 買方須於簽署臨時買賣合約後30天內繳付樓價之5%。
5% of the purchase price shall be paid by the Purchaser within 30 days after signing of the PASP.
3. 買方須於簽署臨時買賣合約後90天內繳付樓價之5%。
5% of the purchase price shall be paid by the Purchaser within 90 days after signing of the PASP.
4. 樓價之85%於賣方向買方發出書面通知表示賣方有能力將發展項目中的指明住宅物業有效地轉讓予買方的日期後的14天內繳付。
85% of the purchase price shall be paid by the Purchaser within 14 days after the date of written notice from the Vendor to the Purchaser informing the Purchaser that the Vendor is in a position validly to assign the specified residential property in the development to the Purchaser.

(4) (ii) 買家優惠 Benefit to the Purchasers :

(A) 提前付清樓價現金回贈 Cash Rebate for Early Settlement

1. 如買方提前於簽署臨時買賣合約後90天內付清樓價餘額，可獲賣方送贈相等於樓價1.5%之提前付清樓價現金回贈(「提前付清樓價現金回贈」)。
Where the Purchaser early settles the balance of the purchase price within 90 days after signing of the PASP, the Purchaser shall be entitled to a cash rebate of 1.5% of the purchase price for early settlement ("Cash Rebate for Early Settlement") offered by the Vendor.
2. 買方須於提前付清樓價餘額日前最少30日，以書面向賣方申請「提前付清樓價現金回贈」，賣方會於收到申請並確認有關資料無誤後將「提前付清樓價現金回贈」直接透過支付部份樓價餘額的方式付予買方。
The Purchaser shall apply to the Vendor in writing for the "Cash Rebate for Early Settlement" at least 30 days before the date of early settlement of the balance of the purchase price. The Vendor will pay the "Cash Rebate for Early Settlement" to the Purchaser by applying the same towards part of payment of the balance of purchase price after the Vendor has received the application and duly verified the relevant information.
3. 付清樓價日期以賣方代表律師收到所有樓價款項日期為準。如上述(4)(ii)(A)(1)段中訂明的期限的最後一日非工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則定為下一個工作日。
The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period as set out in the paragraph (4)(ii)(A)(1) above is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

(B) 「印花稅津貼」"Stamp Duty" Benefit

1. 一房單位買方，可獲賣方送贈港幣\$43,800.00作為印花稅金額回贈優惠，該回贈金額可適用於扣減樓價。
The Vendor shall give the Purchaser of 1-Bedroom Unit a sum of HK\$43,800.00 as rebate for stamp duty which rebate may be applied towards the reduction of purchase price.
2. 兩房單位買方，可獲賣方送贈港幣\$73,800.00作為印花稅金額回贈優惠，該回贈金額可適用於扣減樓價。
The Vendor shall give the Purchaser of 2-Bedroom Unit a sum of HK\$73,800.00 as rebate for stamp duty which rebate may be applied towards the reduction of purchase price.

(4) (iii) 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 :

1. 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正式買賣合約及轉讓契，賣方同意為買方支付正式買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)。
If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the ASP and the assignment, the Vendor agrees to bear the Purchaser's legal cost of the ASP and the assignment (excluding the disbursements which shall be paid by the Purchaser).
2. 如買方選擇聘用其他律師為買方之代表律師處理其正式買賣合約及轉讓契，買賣雙方須各自負責其有關正式買賣合約及轉讓契兩項法律文件之律師費用及雜費。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the ASP and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements in respect of the ASP and the assignment.
3. 買方須承擔及支付一概有關臨時買賣合約、正式買賣合約及轉讓契之印花稅(如有)、登記費及其他支出費用。
All stamp duty, registration fee and other disbursements on the PASP, the ASP and the assignment (if any) will be borne by the Purchaser.

(4) (iv) 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：

The Purchaser shall pay all charges of and in relation to executing the documents to effect the sale and purchase of a specified residential property in the development.

買方須支付有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之費用、該住宅物業的臨時買賣合約、正式買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)及附加合約(如有)之法律費用及其他支出等。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the PASP, the ASP and the assignment, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) in respect of the residential property.

- (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：中原地產代理有限公司。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: Centaline Property Agency Limited. 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.giovane.hk
The address of the website designated by the Vendor for the development is: www.giovane.hk