

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	J Loft 喜•揚	期數(如有) Phase No. (if any)	---
發展項目位置 Location of Development	鴨寮街 93 號 No. 93 Apliu Street		
發展項目中的住宅物業的總數 The total number of residential properties in the Development	83		

喜•揚 J LOFT 價單 Price List	Price List No.1
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印製日期 Date of Printing	價單編號 Number of Price List
06 June 2023	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
08 June 2023	2 A	---

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

物業的描述 Description of Residential Property

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 Building Name	樓層 Floor	單位 Unit				空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
						Air-conditioning	Bay window	Cock-loft	Flat roof	Garden	Parking space	Roof	Stair-hood	Terrace	Yard
喜・揚 J LOFT	11	E	27.557 (297) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - - - --	6,687,100 不適用 - 以招標形式出售 Not Applicable - Sale by tender	242,664 (22,515) 不適用 - 以招標形式出售 Not Applicable - Sale by tender										

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 for Sale and Purchase 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)段內：

(a) 「賣方」指喜鵲發展有限公司。

(b) 「售價」指本價單第二部份表中所列住宅物業的售價；

(c) 「成交金額」指臨時買賣合約及買賣合約(或經修訂的買賣合約)所訂明的住宅物業的實際售價(即售價經計算相關支付條款及適用折扣(如有)後之價目)。因應相關支付條款及適用折扣(如有)按售價計算得出之價目，皆向下捨入換算至百位數作為成交金額。

(d) 買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的支付條款(付款計劃)。

Note: In this paragraph (4):

(a) "Vendor" means Ascend Speed Limited.

(b) "Price" means the price of the residential property set out in the table in Part 2 of this price list.

(c) "Transaction Price" means the actual purchase price of the residential property set out in the Preliminary Agreement for Sale and Purchase and Agreement for Sale and Purchase (or the amended agreement for sale and purchase), i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) (if any) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts (if any) on the Price will be rounded down to the nearest hundred to determine the Transaction Price.

(d) The Purchaser must choose the same term of payment (payment method) for all the residential properties purchased under the same Preliminary Agreement for Sale and Purchase.

(4)(i) 支付條款 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5%作為臨時訂金。其中港幣\$80,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『羅文錦律師樓』。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of Transaction Price) upon signing of the Preliminary Agreement for Sale and Purchase, of which HK\$80,000.00 being part of the Preliminary Deposit must be paid by a cashier order and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "Lo & Lo".

付款辦法- Payment Methods

建築期付款計劃 Stage Payment Plan (照售價減 7%) (7% discount from the Price)

- (1) 相等於成交金額 5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

- (2) 成交金額 95%即成交金額餘款於賣方向買方發出書面通知書可將住宅物業之業權有效地轉讓予買方的日期後的 14 日內繳付。

95% of Transaction Price being balance of Transaction Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the residential property to the Purchaser.

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

- (a) 請參閱第(4)(i)段。

Please refer to paragraph (4)(i).

(4)(iii) 誰人負責支付買賣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

- (1) 買賣雙方須各自負責有關臨時買賣合約、買賣合約及轉讓契等法律文件之律師費用。

Each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase, the Assignment, and etc.

- (2) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、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)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment (including without limitation any stamp duty on 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)(vi) 買方須為就買賣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

草擬、登記及完成大廈公契及管理合約費用及附於公契之圖則之費用的適當分攤、業權文件認正本之費用、住宅物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第 1 標準)而須作出的任何法定聲明的費用、住宅物業按揭(如有)及附加合約(如有)之法律費用及實際支出、其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating 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 Agreement for Sale and Purchase and the Assignment, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, 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, and all other legal cost and charges of any other documents relating to the sale and purchase of the residential property.

(4)(v) 如買方希望更改付款計劃而須更新成交紀錄冊內的記錄，可於不早於簽署買賣合約後 30 日但不遲於付清成交金額餘額之日前 30 日或(如適用)買賣合約內訂明的預計關鍵日期前 30 日(以較早者為準)透過如此聘用的人向賣方提出申請，並須承擔有關律師費用及雜費(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

If the Purchaser wishes to change the payment plan which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor through the Person-so-engaged for such change not earlier than 30 days after the date of signing of the Agreement for Sale and Purchase but not later than 30 days before the date of settlement of the balance of Transaction Price or (if applicable) not later than 30 days before the estimated material date as specified in the Agreement for Sale and Purchase (whichever is earlier) and bear all related solicitor's cost and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

(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

中原地產代理有限公司	Centaline Property 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
香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Limited
康業物業代理有限公司	Hong Yip Properties Agency Limited
卓領物業顧問有限公司	Jet Link Property Consultant Limited
美聯物業代理有限公司	Midland Realty International Limited
利嘉閣地產代理有限公司	Ricacorp Properties Limited

請注意：任何人可委任任何地產代理在購買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. 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.jloft.hk

The address of the website designated by the vendor for the Development is: www.jloft.hk

備註：

Notes:

(1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

(2) 所有就購買指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property are offered to first hand Purchaser as specified in the Preliminary Agreement for Sale and Purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.