

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	明翹匯 The Grand Marine	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	細山路 18 號 18 Sai Shan 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)			776

印製日期 Date of Printing	價單編號 Number of Price List
26/10/2019	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 Number 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

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 2	2	B *	39.554 (426) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,553,000	190,954 (17,730)	--	--	--	--	--	--	--	--	--	--
Tower 2	7	B *	39.554 (426) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,706,000	194,822 (18,089)	--	--	--	--	--	--	--	--	--	--
Tower 2	8	B *	39.554 (426) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,783,000	196,769 (18,270)	--	--	--	--	--	--	--	--	--	--
Tower 2	12	B *	39.554 (426) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,018,000	202,710 (18,822)	--	--	--	--	--	--	--	--	--	--
Tower 2	15	B *	39.554 (426) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,058,000	203,721 (18,915)	--	--	--	--	--	--	--	--	--	--
Tower 2	18	B *	39.554 (426) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,220,000	207,817 (19,296)	--	--	--	--	--	--	--	--	--	--
Tower 2	20	B *	39.554 (426) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,261,000	208,854 (19,392)	--	--	--	--	--	--	--	--	--	--
Tower 2	2	C *	38.373 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,323,000	190,837 (17,731)	--	--	--	--	--	--	--	--	--	--
Tower 2	7	C *	38.373 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,471,000	194,694 (18,090)	--	--	--	--	--	--	--	--	--	--
Tower 2	8	C *	38.373 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,545,000	196,623 (18,269)	--	--	--	--	--	--	--	--	--	--

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 2	12	C *	38.373 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,773,000	202,564 (18,821)	--	--	--	--	--	--	--	--	--	--
Tower 2	15	C *	38.373 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,812,000	203,581 (18,915)	--	--	--	--	--	--	--	--	--	--
Tower 2	18	C *	38.373 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,969,000	207,672 (19,295)	--	--	--	--	--	--	--	--	--	--
Tower 2	20	C *	38.373 (413) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	8,009,000	208,714 (19,392)	--	--	--	--	--	--	--	--	--	--
Tower 2	2	D *	54.486 (586) 露台 Balcony: 2.060 (22) 工作平台 Utility Platform: 1.510 (16)	10,200,000	187,204 (17,406)	--	--	--	--	--	--	--	--	--	--
Tower 2	7	D *	54.486 (586) 露台 Balcony: 2.060 (22) 工作平台 Utility Platform: 1.510 (16)	10,405,000	190,966 (17,756)	--	--	--	--	--	--	--	--	--	--
Tower 2	8	D *	54.486 (586) 露台 Balcony: 2.060 (22) 工作平台 Utility Platform: 1.510 (16)	10,509,000	192,875 (17,933)	--	--	--	--	--	--	--	--	--	--
Tower 2	12	D *	54.486 (586) 露台 Balcony: 2.060 (22) 工作平台 Utility Platform: 1.510 (16)	10,827,000	198,712 (18,476)	--	--	--	--	--	--	--	--	--	--
Tower 2	15	D *	54.486 (586) 露台 Balcony: 2.060 (22) 工作平台 Utility Platform: 1.510 (16)	10,881,000	199,703 (18,568)	--	--	--	--	--	--	--	--	--	--
Tower 2	18	D *	54.486 (586) 露台 Balcony: 2.060 (22) 工作平台 Utility Platform: 1.510 (16)	11,100,000	203,722 (18,942)	--	--	--	--	--	--	--	--	--	--

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 2	20	D *	54.486 (586) 露台 Balcony: 2.060 (22) 工作平台 Utility Platform: 1.510 (16)	11,156,000	204,750 (19,038)	--	--	--	--	--	--	--	--	--	--
Tower 2	7	E *	38.697 (417) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,405,000	191,359 (17,758)	--	--	--	--	--	--	--	--	--	--
Tower 2	8	E *	38.697 (417) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,479,000	193,271 (17,935)	--	--	--	--	--	--	--	--	--	--
Tower 2	12	E *	38.697 (417) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,591,000	196,165 (18,204)	--	--	--	--	--	--	--	--	--	--
Tower 2	15	E *	38.697 (417) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,629,000	197,147 (18,295)	--	--	--	--	--	--	--	--	--	--
Tower 2	18	E *	38.697 (417) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,783,000	201,127 (18,664)	--	--	--	--	--	--	--	--	--	--
Tower 2	20	E *	38.697 (417) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	7,822,000	202,135 (18,758)	--	--	--	--	--	--	--	--	--	--
Tower 2	6	F	28.118 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,754,000	204,638 (18,990)	--	--	--	--	--	--	--	--	--	--
Tower 2	7	F	28.118 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,783,000	205,669 (19,086)	--	--	--	--	--	--	--	--	--	--
Tower 2	8	F	28.118 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,840,000	207,696 (19,274)	--	--	--	--	--	--	--	--	--	--

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 2	23	F	28.118 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,231,000	221,602 (20,564)	--	--	--	--	--	--	--	--	--	--
Tower 2	25	F	28.118 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,262,000	222,704 (20,667)	--	--	--	--	--	--	--	--	--	--
Tower 2	26	F	28.118 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,294,000	223,842 (20,772)	--	--	--	--	--	--	--	--	--	--
Tower 2	27	F	28.118 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,325,000	224,945 (20,875)	--	--	--	--	--	--	--	--	--	--
Tower 2	28	F	28.118 (303) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,388,000	227,185 (21,083)	--	--	--	--	--	--	--	--	--	--
Tower 2	23	G	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,096,000	219,281 (20,388)	--	--	--	--	--	--	--	--	--	--
Tower 2	25	G	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,126,000	220,360 (20,488)	--	--	--	--	--	--	--	--	--	--
Tower 2	26	G	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,157,000	221,475 (20,592)	--	--	--	--	--	--	--	--	--	--
Tower 2	27	G	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,187,000	222,554 (20,692)	--	--	--	--	--	--	--	--	--	--
Tower 2	28	G	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,249,000	224,784 (20,900)	--	--	--	--	--	--	--	--	--	--

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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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 2	29	G	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,249,000	224,784 (20,900)	--	--	--	--	--	--	--	--	--	--
Tower 2	3	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,621,000	202,194 (18,799)	--	--	--	--	--	--	--	--	--	--
Tower 2	5	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,650,000	203,237 (18,896)	--	--	--	--	--	--	--	--	--	--
Tower 2	6	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,678,000	204,245 (18,990)	--	--	--	--	--	--	--	--	--	--
Tower 2	7	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,706,000	205,252 (19,084)	--	--	--	--	--	--	--	--	--	--
Tower 2	8	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	5,763,000	207,302 (19,274)	--	--	--	--	--	--	--	--	--	--
Tower 2	23	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,149,000	221,187 (20,565)	--	--	--	--	--	--	--	--	--	--
Tower 2	25	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,180,000	222,302 (20,669)	--	--	--	--	--	--	--	--	--	--
Tower 2	26	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,211,000	223,417 (20,773)	--	--	--	--	--	--	--	--	--	--
Tower 2	27	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,242,000	224,532 (20,876)	--	--	--	--	--	--	--	--	--	--

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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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 2	28	H	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,304,000	226,763 (21,084)	--	--	--	--	--	--	--	--	--	--
Tower 2A	2	B *	52.556 (566) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.505 (16)	9,668,000	183,956 (17,081)	--	--	--	--	--	--	--	--	--	--
Tower 2A	7	B *	52.556 (566) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.505 (16)	9,862,000	187,647 (17,424)	--	--	--	--	--	--	--	--	--	--
Tower 2A	8	B *	52.556 (566) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.505 (16)	9,961,000	189,531 (17,599)	--	--	--	--	--	--	--	--	--	--
Tower 2A	12	B *	52.556 (566) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.505 (16)	10,111,000	192,385 (17,864)	--	--	--	--	--	--	--	--	--	--
Tower 2A	15	B *	52.556 (566) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.505 (16)	10,162,000	193,356 (17,954)	--	--	--	--	--	--	--	--	--	--
Tower 2A	18	B *	52.556 (566) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.505 (16)	10,366,000	197,237 (18,314)	--	--	--	--	--	--	--	--	--	--
Tower 2A	20	B *	52.556 (566) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.505 (16)	10,418,000	198,277 (18,406)	--	--	--	--	--	--	--	--	--	--
Tower 2A	6	C	27.908 (300) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	5,697,000	204,135 (18,990)	--	--	--	--	--	--	--	--	--	--
Tower 2A	7	C	27.908 (300) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	5,725,000	205,138 (19,083)	--	--	--	--	--	--	--	--	--	--

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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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 2A	8	C	27.908 (300) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	5,783,000	207,217 (19,277)	--	--	--	--	--	--	--	--	--	--
Tower 2A	23	C	27.908 (300) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	6,170,000	221,084 (20,567)	--	--	--	--	--	--	--	--	--	--
Tower 2A	25	C	27.908 (300) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	6,200,000	222,159 (20,667)	--	--	--	--	--	--	--	--	--	--
Tower 2A	26	C	27.908 (300) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	6,231,000	223,269 (20,770)	--	--	--	--	--	--	--	--	--	--
Tower 2A	27	C	27.908 (300) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	6,263,000	224,416 (20,877)	--	--	--	--	--	--	--	--	--	--
Tower 2A	28	C	27.908 (300) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: - (-)	6,325,000	226,638 (21,083)	--	--	--	--	--	--	--	--	--	--
Tower 2A	23	D	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,096,000	219,281 (20,388)	--	--	--	--	--	--	--	--	--	--
Tower 2A	25	D	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,126,000	220,360 (20,488)	--	--	--	--	--	--	--	--	--	--
Tower 2A	26	D	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,157,000	221,475 (20,592)	--	--	--	--	--	--	--	--	--	--
Tower 2A	27	D	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,187,000	222,554 (20,692)	--	--	--	--	--	--	--	--	--	--

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 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
Tower 2A	28	D	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,249,000	224,784 (20,900)	--	--	--	--	--	--	--	--	--	--
Tower 2A	29	D	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,249,000	224,784 (20,900)	--	--	--	--	--	--	--	--	--	--
Tower 2A	23	E	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,096,000	219,281 (20,388)	--	--	--	--	--	--	--	--	--	--
Tower 2A	25	E	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,126,000	220,360 (20,488)	--	--	--	--	--	--	--	--	--	--
Tower 2A	26	E	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,157,000	221,475 (20,592)	--	--	--	--	--	--	--	--	--	--
Tower 2A	27	E	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,187,000	222,554 (20,692)	--	--	--	--	--	--	--	--	--	--
Tower 2A	28	E	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,249,000	224,784 (20,900)	--	--	--	--	--	--	--	--	--	--
Tower 2A	29	E	27.800 (299) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: - (-)	6,249,000	224,784 (20,900)	--	--	--	--	--	--	--	--	--	--

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

註：在第(4)段中：

- (a) 「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指將於臨時合約中訂明的住宅物業的實際售價。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。
- (b) 「工作日」按《一手住宅物業銷售條例》第 2(1)條所定義。
- (c) 「臨時合約」指臨時買賣合約。
- (d) 「正式合約」指正式買賣合約。

Note: In paragraph (4):

- (a) “price” means the price of the residential property set out in Part 2 of this price list, and “transaction price” means the actual price of the residential property to be set out in the PASP. The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the price will be rounded off 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.
- (b) “working day” shall be as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance.
- (c) “PASP” means preliminary agreement for sale and purchase.
- (d) “ASP” means agreement for sale and purchase.

買方於簽署臨時合約時，買方須繳付相等於成交金額的 5%作為臨時訂金，請帶備港幣\$100,000 銀行本票以支付部份臨時訂金。請另備額外之銀行本票或支票（視乎情況，以賣方已經或不時公布之銷售安排資料中之最終要求為準）以繳付臨時訂金之餘款。上述所有銀行本票及/或支票抬頭請寫「貝克·麥堅時律師事務所」。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. Please bring along a cashiers' order of HK\$100,000 for payment of part of the preliminary deposit. Please also bring along additional cashiers' order(s) or cheque(s) (as the case may be, the final requirements under the Information on Sales Arrangements made available or to be made available by the vendor from time to time shall prevail) for payment of the balance of the preliminary deposit. All the cashiers' order(s) and/or cheque(s) above shall be drawn in favour of "Baker & McKenzie".

支付條款 Terms of Payment

(A1) 120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減 7%) (7% discount from the price)

(1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP.

(2) 成交金額 95%即成交金額餘款於買方簽署臨時合約後 120 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。

95% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(A2) 120 天第一按揭付款計劃 120-day First Mortgage Loan Payment Plan (照售價減 4%) (4% discount from the price)

(只適用於購買本價單上以“*”標示的指明住宅物業的買方 Only applicable to a purchaser who purchases the specified residential property(ies) marked with a “*” in this price list.)

(1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP.

(2) 成交金額 95%即成交金額餘款於買方簽署臨時合約後 120 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。

95% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 120 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(B1) 360 天現金優惠付款計劃 360-day Cash Payment Plan (照售價減 5%) (5% discount from the price)

(1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。

The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP.

(2) 買方簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。

A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.

(3) 成交金額 90%即成交金額餘款於買方簽署臨時合約後 360 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。

90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 360 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(B2) 360 天第一按揭付款計劃 360-day First Mortgage Loan Payment Plan (照售價減 2%) (2% discount from the price)
(只適用於購買本價單上設 " * " 的指明住宅物業的買方 Only applicable to a purchaser who purchases the specified residential property(ies) marked with a " * " in this price list.)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
- (3) 成交金額 90%即成交金額餘款於買方簽署臨時合約後 360 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出通知的日期後的 14 日內由買方付清，以較早者為準。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser(s) within 360 days after signing of the PASP or within 14 days after the date of notification to the purchaser(s) that the vendor is in a position validly to assign the relevant residential property to the purchaser(s), whichever is earlier.

(C) 建築期付款計劃 Stage Payment Plan (照售價) (the price)

- (1) 買方須於簽署臨時合約時繳付相等於成交金額 5%作為臨時訂金。
The purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP.
- (2) 買方簽署臨時合約後 60 天內再付成交金額 5%作為加付訂金。
A further 5% of the transaction price being further deposit shall be paid by the purchaser(s) within 60 days after signing of the PASP.
- (3) 成交金額 90%即成交金額之餘款須於賣方向買方發出書面通知書可將有關物業之業權有效地轉讓予買方的日期起 14 天內付清。
90% of the transaction price being balance of the transaction price shall be paid by the purchaser within 14 days of the date of written notification to the purchaser that the vendor is in a position validly to assign the relevant residential property to the purchaser.

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

(a) 見 4(i)
See 4(i)

(b) 青衣都會優惠 Tsing Yi Metropolis Discount
買方購買本價單中所列之住宅物業可獲 6%售價折扣優惠。
6% discount from the price would be offered to the purchaser(s) of a residential property listed in this price list.

(c) 置業優惠 Home Purchase Discount
買方購買本價單中所列之住宅物業可獲 5%售價折扣優惠。
5% discount from the price would be offered to the purchaser(s) of a residential property listed in this price list.

(d) 印花稅優惠 Stamp Duty Discount
買方購買本價單中所列之住宅物業可獲 3%售價折扣優惠。
3% discount from the price would be offered to the purchaser(s) of a residential property listed in this price list.

- (iii) 可就購買發展項目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 development

(a) 第一按揭貸款(「第一按揭貸款」) First Mortgage Loan (“First Mortgage Loan”)

只適用於使用第(4)(i)段中之支付條款(A2)或(B2)的個人買方

Only applicable to purchaser(s) who is/are individual(s) and use(s) Terms of Payment (A2) or (B2) in paragraph (4)(i)

賣方的指定財務機構(「指定財務機構」)提供第一按揭貸款之主要條款如下:

The key terms of a First Mortgage Loan offered by the vendor's designated financing company (“Designated Financing Company”) are as follows:

- (i) 買方必須於買賣合約內訂明的付清成交金額餘款之日前最少 60 日書面向指定財務機構申請第一按揭貸款。
The purchaser shall make a written application to the Designated Financing Company for a First Mortgage Loan not less than 60 days before the date of settlement of the balance of the transaction price as specified in the agreement for sale and purchase.
- (ii) 第一按揭貸款的最高金額為成交金額的 80% (詳見如下), 貸款金額不可超過應繳付之成交金額餘款。指定財務機構會因應買方及其擔保人(如適用)的信貸評估, 對實際批出予買方的貸款金額作出決定。
The maximum amount of the First Mortgage Loan shall be 80% of the transaction price (see below for details), provided that the loan amount shall not exceed the balance of the transaction price payable. The Designated Financing Company will decide the loan amount to be granted to the purchaser(s) after considering the result of the credit assessment of the purchaser(s) and his/her/its/their guarantor(s) (if applicable).
- 成交金額為港幣 1,800 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的 80%; 成交金額為港幣 1,800 萬以上但港幣 3,000 萬或以下的住宅物業的第一按揭貸款最高金額為成交金額的 75%; 成交金額為港幣 3,000 萬以上的住宅物業的第一按揭貸款最高金額為成交金額的 70%。
The maximum amount of First Mortgage Loan shall be 80% of the transaction price if the transaction price of the residential property is not more than HK\$18 million. The maximum amount of First Mortgage Loan shall be 75% of the transaction price if the transaction price of the residential property is over HK\$18 million but not more than HK\$30 million. The maximum amount of First Mortgage Loan shall be 70% of the transaction price if the transaction price of the residential property is over HK\$30 million.
- (iii) 第一按揭貸款年期最長為 25 年。
The maximum tenor of the First Mortgage Loan shall be 25 years.
- (iv) 第一按揭貸款須以住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.

- (v) 第一按揭貸款的年利率為(以指定財務機構最終批核為準)：

The annual interest rate of the First Mortgage Loan shall be (subject to the final approval of the Designated Financing Company):

貸款價值比率 Loan to Value Ratio	年期的首 24 個月 The first 24 months of the tenor	其後 Thereafter
80%	P – 2.875% per annum	P + 2.615% per annum
75%	P – 2.875% per annum	P + 2.375% per annum
70%	P – 2.875% per annum	P + 2.125% per annum

P 為指定財務機構不時報價之港元最優惠利率，利率浮動，年利率於本價單日期為 5.375%。

P shall be the Hong Kong Dollar Best Lending Rate as quoted by the Designated Financing Company from time to time, subject to fluctuation. P currently is 5.375% per annum at the time of this price list.

- (vi) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額及/或利率作出調整。
In accordance with the result of credit check and assessment of the purchaser(s) and his/her/its/their guarantor(s) (if any), the Designated Financing Company will adjust the loan amount and/or the interest rate.
- (vii) 買方須按月分期償還第一按揭貸款。
The purchaser shall repay the First Mortgage Loan by monthly instalments.
- (viii) 第一按揭貸款申請的審批由指定財務機構全權負責。指定財務機構對是否批出第一按揭貸款有最終決定權。
The Designated Financing Company shall be solely responsible to determine whether to approve the purchasers' application for the First Mortgage Loan. The Designated Financing Company shall have the final right to decide whether or not to grant the First Mortgage Loan.
- (ix) 所有第一按揭貸款之法律文件必須由賣方或指定財務機構指定之律師行辦理，買方須負責支付一切有關之律師費用及雜費。買方可選擇自行聘用律師作為其代表律師，在此情況下，買方亦須負責其代表律師有關處理第一按揭貸款的律師費用及雜費。
All legal documents of the First Mortgage Loan shall be prepared and handled by the solicitors designated by the vendor or the Designated Financing Company and all relevant legal costs and disbursements shall be borne by the purchaser solely. The purchaser may choose to instruct his own solicitors to act for him and in such event, the purchaser shall also bear his own solicitors' legal costs and disbursements relating to the First Mortgage Loan.
- (x) 買方須按指定財務機構的要求提供一切所需文件以證明其還款能力，所需文件包括但不限於買方及其擔保人(如適用)的信貸報告、收入證明、銀行紀錄及借貸紀錄(包括其他貸款，如有)。
The purchaser shall upon request by the Designated Financing Company provide all necessary documents to prove his repayment ability, the necessary documents shall include but not limited to credit report, income proof, bank records and borrowing records (including other loans, if any) of the purchaser and his guarantor(s) (if applicable).
- (xi) 不論第一按揭貸款獲批與否，買方仍須按買賣合約完成住宅物業的買賣及繳付全數成交金額。
Irrespective of whether the First Mortgage Loan is granted or not, the purchaser shall complete the purchase of the residential property and shall pay the transaction price in full in accordance with the agreement for sale and purchase.

(xii) 第一按揭貸款受其他條款及細則約束。
The First Mortgage Loan is subject to other terms and conditions.

(xiii) 第一按揭貸款純為指定財務機構與買方之交易。買方與指定財務機構之任何輾轉，一概與賣方及佳明集團控股有限公司無關。以上關於第一按揭貸款的資料不構成亦不能被視為賣方或任何其他人士就第一按揭貸款作出的陳述、保證、承諾、要約或買賣合約之條款。賣方及佳明集團控股有限公司在任何情況下均無需就第一按揭貸款向買方承擔任何責任。
The First Mortgage Loan is a transaction between the Designated Financing Company and the purchaser. The vendor and Grand Ming Group Holdings Limited shall not be involved in any dispute between the purchaser and the Designated Financing Company. The above information of the First Mortgage Loan shall not be regarded as any representation, guarantee, warranty, offer or terms of the agreement for sale and purchase made by the vendor or any other parties. Under no circumstance shall the vendor and Grand Ming Group Holdings Limited be liable to the purchaser in respect of the First Mortgage Loan.

(xiv) 第一按揭貸款有數額限制及供應有限。指定財務機構有唯一及絕對酌情權在任何時間停止或終止提供第一按揭貸款而無須向買方給予事先通知。
The First Mortgage Loan is subject to quota and availability. The Designated Financing Company shall have the sole and absolute discretion to suspend or terminate the offer of the First Mortgage Loan at any time without prior notice to the purchaser(s).

(iv) 誰人負責支付買賣發展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

(a) 如買方選用賣方代表律師處理正式合約、按揭（包括第一及第二按揭（如適用））及轉讓契，賣方同意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處理正式合約、按揭及轉讓契，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(s) appoints the vendor's solicitors to handle the ASP, mortgage (including first and second mortgage (if applicable)) and assignment, the vendor agrees to bear the legal cost of the ASP and the assignment. If the purchaser(s) chooses to instruct his own solicitors to handle the ASP, mortgage or assignment, each of the vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the ASP and the assignment.

(b) 買方須支付一概有關臨時合約、正式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、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)。
All stamp duties on the PASP, the ASP and the assignment (including without limitation any stamp duty on, if 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(s).

(v) 買方須為就買賣發展項目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 development

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之批地文件、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，均由買方負責，一切有關按揭（包括第一及第二按揭（如適用））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(s). The purchaser(s) shall also pay and bear the legal costs and disbursements in respect of any mortgage (including first and second mortgage (if applicable)).

- (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:

賣方委任的代理:

Agents appointed by the vendor:

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

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

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

香港地產代理商總會 Hong Kong Real Estate Agencies General Association

云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited

領高地產代理有限公司 Leading Properties Agency 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) 賣方就發展項目指定的互聯網網站的網址為：www.thegrandmarine.com.hk

The address of the website designated by the vendor for the development is: www.thegrandmarine.com.hk