

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	One Jardine's Lookout	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	宏德街 1 號 (此臨時門牌號數有待發展項目建成時確認。) No. 1 Wang Tak Street (The above provisional street number is subject to confirmation when the Development is completed.)		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			123

印製日期 Date of Printing	價單編號 Number of Price List
29 September 2024	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
無 NIL	無 NIL	無 NIL

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.)										
樓層 Floor	單位 Flat					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	
2	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	3,996,000	238,468 (22,200)	-	-	-	-	-	-	-	-	-	-	-
3	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,026,000	240,258 (22,367)	-	-	-	-	-	-	-	-	-	-	-
5	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,056,000	242,048 (22,533)	-	-	-	-	-	-	-	-	-	-	-
6	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,086,000	243,838 (22,700)	-	-	-	-	-	-	-	-	-	-	-
7	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,116,000	245,629 (22,867)	-	-	-	-	-	-	-	-	-	-	-
10	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,176,000	249,209 (23,200)	-	-	-	-	-	-	-	-	-	-	-
11	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,196,000	250,403 (23,311)	-	-	-	-	-	-	-	-	-	-	-
12	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,216,000	251,596 (23,422)	-	-	-	-	-	-	-	-	-	-	-
15	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,236,000	252,790 (23,533)	-	-	-	-	-	-	-	-	-	-	-
16	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,256,000	253,983 (23,644)	-	-	-	-	-	-	-	-	-	-	-
17	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,276,000	255,177 (23,756)	-	-	-	-	-	-	-	-	-	-	-
18	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,296,000	256,370 (23,867)	-	-	-	-	-	-	-	-	-	-	-
20	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,336,000	258,758 (24,089)	-	-	-	-	-	-	-	-	-	-	-
21	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	(22); -	4,356,000	259,951 (24,200)	-	-	-	-	-	-	-	-	-	-	-

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.)									
樓層 Floor	單位 Flat					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
22	A	16.757 (180) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	-	4,376,000	261,145 (24,311)	-	-	-	-	-	-	-	-	-	-
25	A	16.645 (179) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	-	4,371,600	262,637 (24,422)	-	-	-	-	-	-	-	-	-	-
26	A	16.645 (179) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	-	4,391,500	263,833 (24,534)	-	-	-	-	-	-	-	-	-	-
27	A	16.645 (179) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	-	4,411,400	265,029 (24,645)	-	-	-	-	-	-	-	-	-	-

第三部份 其他資料

Part 3 Other Information

- (1) 準買家應參閱發展項目售樓說明書，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) 註：在第(4)(i)段中，『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』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關支付條款及 / 或適用折扣 (如有) 按售價計算得出之價目，皆以向上捨入方式換算至百位數作為成交金額。

Note: In paragraph (4)(i), "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 set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded up to the nearest hundred to determine the Transaction Price.

4 (i) 支付條款:

The 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。

該臨時訂金中的港幣\$100,000 須以本票或由本價單列明之賣方已委任的地產代理發出之支票支付（除非賣方另外同意）。請另備支票以繳付臨時訂金之餘額。

銀行本票和支票抬頭請寫「何韋律師行」或「HOWSE WILLIAMS」。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the preliminary agreement for sale and purchase.

HK\$100,000 of the preliminary deposit shall be paid by cashiers' order(s) or cheque(s) issued by the estate agents appointed by the Vendor as specified in this price list (unless the Vendor agrees otherwise). Please also prepare a cheque for payment of the balance of the preliminary deposit.

Cashiers' order and cheque shall be payable to 「何韋律師行」 or "HOWSE WILLIAMS".

(A) 明「升」價付款計劃 (110 天) (照售價減 6%) 110 Days Cash Payment Plan (6% discount on the Price)

1. 臨時訂金即成交金額5%於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額 5%於簽署臨時買賣合約的日期後 60 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額90%(成交金額餘額)於簽署臨時買賣合約的日期後110天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 110 days after the date of signing of the preliminary agreement for sale and purchase.

(B) 180 天現金付款計劃 (照售價減 4%) 180 Days Cash Payment Plan (4% discount on the Price)

1. 臨時訂金即成交金額 5% 於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of the Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

2. 加付訂金即成交金額 5%於簽署臨時買賣合約的日期後 60 天內繳付。

A further deposit equivalent to 5% of the Transaction Price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.

3. 成交金額 90% (成交金額餘額) 於簽署臨時買賣合約的日期後 180 天內繳付。

90% of the Transaction Price (balance of Transaction Price) shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.

4 (ii) 售價獲得折扣的基礎:

The basis on which any discount on the price is available:

請參閱第(4)(i)段。除根據第(4)(i)段所列之售價優惠外，買方還享有以下折扣優惠：

Please refer to paragraph (4)(i). In addition to the corresponding discount on the Price that is listed in paragraph (4)(i), the Purchaser shall be offered discounts as listed below:

1. 「早鳥」優惠 “Early Bird” Benefit

凡於 2024 年 10 月 31 日或之前簽署臨時買賣合約購買本價單中所列之單位及在所有方面履行和遵守相關住宅物業之臨時合約及買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲額外售價 1%折扣作為「早鳥」優惠。優惠受相關交易文件的條款及條件約束。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

An extra 1% discount on the Price would be offered to the Purchaser who purchases the units listed in this price list and signs the preliminary agreement for sale and purchase on or before 31st October 2024 as the “Early Bird” discount and performs and complies with all respects of the terms and conditions of the preliminary agreement for sale and purchase and the agreement for sale and purchase of the relevant residential property (in respect of which time shall be of the essence). The benefit is subject to the terms and conditions of relevant transaction documents. This benefit will be personal to the Purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the Vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase

2. 「租客升級東半山置業」優惠 “Upgrade from Tenant to Owner in Eastern Mid-Levels” Benefit

如買方符合以下條件及在所有方面履行和遵守相關住宅物業之臨時合約及其後之買賣合約內一切的條款及條件（必須嚴格遵守所有時間限制），買方可獲額外售價 2%折扣作為「租客升級東半山置業」優惠。優惠受相關交易文件的條款及條件約束。優惠適用於符合以下條件之買方：於簽署臨時合約當日，買方(或組成買方的其中一人)：為香港私人屋苑的租客或其親屬。惟該買方必須於簽署臨時合約前提供令賣方滿意之有效之證明文件及/或簽署確認函證明其符合前述要求。賣方就任何買方或人士是否符合前述條件的決定為最終決定。「親屬」指配偶、父母、子女、岳丈母、翁姑、女婿、媳婦、祖父母或外祖父母、孫子女或外孫子女、兄弟姊妹、伯叔父、舅父、姑母、姨母、姪、甥、姪女或甥女。買方須提供令賣方滿意的有關證明文件以茲證明其關係。賣方對於是否存在該關係有最終決定權。本優惠將屬於買方個人所有，不得轉讓或轉移。本優惠並不影響或損及賣方於臨時買賣合約或買賣合約下的權利和濟助。

If the Purchaser meets the following conditions and performs and complies with in all respects of the terms and conditions of the preliminary agreement for sale and purchase and the subsequent agreement for sale and purchase of the relevant residential property (in respect of which time shall be of the essence), an extra 2% discount on the Price would be offered to the Purchaser as the “Upgrade from Tenant to Owner in Eastern Mid-Levels” Benefit. The benefit is subject to the terms and conditions of relevant transaction documents. The benefit is only applicable to the Purchaser(s) who satisfy(ies) condition(s) stated below: As at the date of signing of the preliminary agreement for sale and purchase, the Purchaser (or any person comprising the Purchaser) : is a tenant of a Private Residential Housing in Hong Kong or the relative of such a tenant, provided that the Purchaser shall provide relevant supporting documents and/or sign a confirmation letter to the satisfaction of the Vendor to prove that the aforesaid requirements are met before signing of the preliminary agreement for sale and purchase. The Vendor’s determination as to whether a purchaser or person has fulfilled the aforesaid conditions shall be final. A “relative” shall mean a spouse, parent, child, parent-in-law, child-in-law, grandparent, grandchild, sibling, parent’s sibling, nephew or niece. The Purchaser must provide the relevant supporting documents to the satisfaction of the Vendor to prove the relationship(s). The Vendor’s determination as to whether there is such a relationship shall be final. This benefit will be personal to the Purchaser and will be non-assignable and non-transferable. This benefit does not affect or prejudice the rights or remedies of the Vendor under the preliminary agreement for sale and purchase or the agreement for sale and purchase.

3. 「慶祝開始減息週期」優惠 “Celebrating the Start of Interest Rate Cuts” Benefit

買方可獲額外 1%售價折扣作為「慶祝開始減息週期」優惠。

An extra 1% discount on the Price would be offered to the Purchaser as the “Celebrating the Start of Interest Rate Cuts” Benefit.

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:

- (a) 如買方亦委託賣方律師代表買方同時代其就買賣合約、按揭契及轉讓契行事，賣方將承擔該律師在處理買賣合約及其後買方受益的轉讓契之律師費。如買方委託賣方律師以外之律師代其就買賣合約、按揭契及/或轉讓契行事，則每一方須各自支付其律師之買賣合約及轉讓契之及附帶而起之費用（包括所有買賣合約及轉讓契之擬定、完成、加蓋印花及登記之及附帶而起之律師費及代墊付費用）。

If the Purchaser shall also instruct the Vendor’s solicitors to act for him/her in respect of all of agreement for sale and purchase, mortgage and assignment, the Vendor shall bear such solicitors’ costs of and incidental to the agreement for sale and purchase and the subsequent assignment in favour of the Purchaser. If the Purchaser chooses to instruct solicitors other than the Vendor’s solicitors to act for him/her in the agreement for sale and purchase, mortgage and/or assignment, each party shall each pay his/her own solicitors’ costs of and incidental to the agreement for sale and purchase and the assignment (including all legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the agreement for sale and purchase and the assignment).

- (b) 有關臨時買賣合約、買賣合約及轉讓契之所有印花稅(包括但不限於任何從價印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)，概由買方承擔及支付。

All stamp duty (including without limitation any ad valorem stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) payable on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be solely borne and paid 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:

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:

一切買賣合約及轉讓契的登記費、擬定、登記及完成公契及管理協議(「公契」)所需費用及附於公契之圖則費用的適當攤分、買賣合約及轉讓契圖則的專業收費及業權契據核證副本的費用、指明住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊付費用、及其他有關指明住宅物業的買賣的文件的所有法律及其他費用及代墊付費用，概由買方負責及支付。

All registration fees for the agreement for sale and purchase and the assignment, a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the “DMC”) and the plans annexed to the DMC, professional fees for Agreement plans and Assignment plans, the charges for certified copies of the relevant title deeds and all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the specified residential property and all legal and other costs and disbursements of any other documents relating to the sale and purchase of the specified residential property shall be solely borne and paid by the Purchaser(s).

備註：

Notes:

如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新成交記錄冊內的記錄，須向賣方繳付手續費港幣\$15,000 及承擔雙方律師費用及代墊付費用(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 or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, a handling fee of HK\$15,000 shall pay by the Purchaser to the Vendor, and the Purchaser shall bear all solicitor's costs and disbursements (if any) incurred by both parties. 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

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

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.ONEJARDINESLOOKOUT.HK

The address of the website designated by the Vendor for the Development is: WWW.ONEJARDINESLOOKOUT.HK