

## 價單 Price List

### 第一部份：基本資料 Part 1: Basic Information

|                                                                                                                   |                                      |                              |     |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------|-----|
| 發展項目名稱<br>Name of Development                                                                                     | 尚璣<br>THE QUEENS                     | 期數(如有)<br>Phase No. (if any) | -   |
| 發展項目位置<br>Location of Development                                                                                 | 皇后大道西 160 號<br>160 QUEEN'S ROAD WEST |                              |     |
| 發展項目（或期數）中的住宅物業的總數<br>The total number of residential properties in the development (or phase of the development) |                                      |                              | 130 |

|                          |                              |
|--------------------------|------------------------------|
| 印製日期<br>Date of Printing | 價單編號<br>Number of Price List |
| 2025年6月18日               | 2                            |

### 修改價單(如有) Revision to Price List (if any)

| 修改日期<br>Date of Revision | 經修改的價單編號<br>Numbering of Revised Price List | 如物業價錢經修改，請以「✓」標示<br>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<br>Description of Residential Property         |             |            | 實用面積<br>(包括露台, 工作平台及陽台(如有))<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq.ft.) | 售價 (元)<br>Price (\$) | 實用面積<br>每平方米/呎售價<br>元, 每平方米<br>(元, 每平方呎)<br>Unit Rate of<br>Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) |                     |                |                 |              |                         |            |                 |               |            |
| 大廈名稱<br>Block Name                                   | 樓層<br>Floor | 單位<br>Unit |                                                                                                                                              |                      |                                                                                                                   | 空調機房<br>Air-conditioning<br>plant room                                                                                       | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| 尚瓏<br>The Queens                                     | 11          | A*#        | 40.017 (431)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 12,499,000           | 312,342<br>(29,000)                                                                                               | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                                      | 16          | A#         | 40.017 (431)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 12,705,880           | 317,512<br>(29,480)                                                                                               | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                                      | 20          | A#         | 40.017 (431)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 13,306,263           | 332,515<br>(30,873)                                                                                               | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                                      | 21          | A          | 39.944 (430)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 13,427,288           | 336,153<br>(31,226)                                                                                               | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                                      | 22          | A          | 39.944 (430)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 13,498,238           | 337,929<br>(31,391)                                                                                               | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                                      | 25          | A          | 39.944 (430)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 13,640,138           | 341,482<br>(31,721)                                                                                               | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台，工作平台及陽台(如有))<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price (\$) | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate of<br>Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) |                     |                |                 |              |                         |            |                 |               |            |
|----------------------------------------------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |                                                                                                                                              |                      |                                                                                                                 | 空調機房<br>Air-conditioning<br>plant room                                                                                       | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
|                                              | 8           | B*#        | 24.626 (265)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,547,200            | 306,473<br>(28,480)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 11          | B*#        | 24.626 (265)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,706,200            | 312,929<br>(29,080)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 16          | B#         | 24.626 (265)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,833,400            | 318,095<br>(29,560)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 20          | B#         | 24.626 (265)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 8,203,075            | 333,106<br>(30,955)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 21          | B#         | 24.749 (266)<br>露台 Balcony: 2.042 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 8,378,601            | 338,543<br>(31,499)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台，工作平台及陽台(如有))<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price (\$) | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate of<br>Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) |                     |                |                 |              |                         |            |                 |               |            |
|----------------------------------------------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |                                                                                                                                              |                      |                                                                                                                 | 空調機房<br>Air-conditioning<br>plant room                                                                                       | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
|                                              | 25          | B#         | 24.749 (266)<br>露台 Balcony: 2.042 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 8,511,069            | 343,895<br>(31,997)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 11          | C*#        | 24.579 (265)<br>露台 Balcony: 2.002 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,706,200            | 313,528<br>(29,080)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 16          | C#         | 24.579 (265)<br>露台 Balcony: 2.002 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,833,400            | 318,703<br>(29,560)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 20          | C#         | 24.579 (265)<br>露台 Balcony: 2.002 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 8,203,075            | 333,743<br>(30,955)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 21          | C#         | 44.316 (477)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 14,973,626           | 337,883<br>(31,391)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台，工作平台及陽台(如有))<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價(元)<br>Price (\$) | 實用面積<br>每平方米呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate of<br>Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積 (不計入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) |                     |                |                 |              |                         |            |                 |               |            |
|----------------------------------------------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |                                                                                                                                              |                     |                                                                                                                | 空調機房<br>Air-conditioning<br>plant room                                                                                      | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| 尚瓏<br>The Queens                             | 23          | C#         | 44.316 (477)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 15,131,036          | 341,435<br>(31,721)                                                                                            | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 25          | C#         | 44.316 (477)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 15,209,741          | 343,211<br>(31,886)                                                                                            | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 7           | D*#        | 22.491 (242)<br>露台 Balcony: 2.002 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 6,872,800           | 305,580<br>(28,400)                                                                                            | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 11          | D*#        | 22.491 (242)<br>露台 Balcony: 2.002 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,056,720           | 313,758<br>(29,160)                                                                                            | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 16          | D#         | 22.491 (242)<br>露台 Balcony: 2.002 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,172,880           | 318,922<br>(29,640)                                                                                            | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 20          | D#         | 22.491 (242)<br>露台 Balcony: 2.002 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,510,954           | 333,954<br>(31,037)                                                                                            | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 21          | D#         | 24.743 (266)<br>露台 Balcony: 2.042 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 8,356,523           | 337,733<br>(31,416)                                                                                            | -                                                                                                                           | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台，工作平台及陽台(如有))<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price (\$) | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate of<br>Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) |                     |                |                 |              |                         |            |                 |               |            |
|----------------------------------------------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |                                                                                                                                              |                      |                                                                                                                 | 空調機房<br>Air-conditioning<br>plant room                                                                                       | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| 尚瓏<br>The Queens                             | 25          | D#         | 24.743 (266)<br>露台 Balcony: 2.042 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 8,488,991            | 343,087<br>(31,914)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 7           | E*#        | 24.626 (265)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,483,600            | 303,890<br>(28,240)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 11          | E*#        | 24.626 (265)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,685,000            | 312,069<br>(29,000)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 16          | E#         | 24.626 (265)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 7,812,200            | 317,234<br>(29,480)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 20          | E#         | 24.626 (265)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 8,181,345            | 332,224<br>(30,873)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 21          | E          | 39.628 (427)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 13,488,225           | 340,371<br>(31,588)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 22          | E          | 39.628 (427)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 13,559,876           | 342,179<br>(31,756)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |

| 物業的描述<br>Description of Residential Property |             |            | 實用面積<br>(包括露台，工作平台及陽台(如有))<br>平方米(平方呎)<br>Saleable Area<br>(including balcony, utility platform and verandah, if any)<br>sq. metre (sq. ft.) | 售價 (元)<br>Price (\$) | 實用面積<br>每平方米/呎售價<br>元，每平方米<br>(元，每平方呎)<br>Unit Rate of<br>Saleable Area<br>\$ per sq. metre<br>(\$ per sq. ft.) | 其他指明項目的面積 (不計算入實用面積)<br>Area of other specified items (Not included in the Saleable Area)<br>平方米(平方呎)<br>sq. metre (sq. ft.) |                     |                |                 |              |                         |            |                 |               |            |
|----------------------------------------------|-------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|-----------------|--------------|-------------------------|------------|-----------------|---------------|------------|
| 大廈名稱<br>Block Name                           | 樓層<br>Floor | 單位<br>Unit |                                                                                                                                              |                      |                                                                                                                 | 空調機房<br>Air-conditioning<br>plant room                                                                                       | 窗台<br>Bay<br>window | 閣樓<br>Cockloft | 平台<br>Flat roof | 花園<br>Garden | 停車位<br>Parking<br>space | 天台<br>Roof | 梯屋<br>Stairhood | 前庭<br>Terrace | 庭院<br>Yard |
| 尚瓏<br>The Queens                             | 25          | E          | 39.628 (427)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 13,703,177           | 345,795<br>(32,092)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 7           | F*#        | 39.701 (427)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 11,990,160           | 302,012<br>(28,080)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 11          | F*#        | 39.701 (427)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 12,314,680           | 310,186<br>(28,840)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 16          | F#         | 39.701 (427)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 12,519,640           | 315,348<br>(29,320)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |
|                                              | 20          | F#         | 39.701 (427)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform: 1.500 (16)                                                                  | 13,432,566           | 338,343<br>(31,458)                                                                                             | -                                                                                                                            | -                   | -              | -               | -            | -                       | -          | -               | -             | -          |

### 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) 付款辦法 Payment Terms

就本價單而言，「售價」指本價單第二部份中所列之住宅物業的售價，而「樓價」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同折扣按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。

For the purpose of this Price List, "Price" means the price of the residential property set out in Part 2 of this price list, and "Purchase 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 discount(s) on the Price will be rounded down to the nearest hundred to determine the Purchase Price.

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金，其中港幣\$100,000之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以銀行本票及/或支票支付，

本票及支票抬頭請寫 "IU, LAI & LI SOLICITORS & NOTARIES – THE QUEENS"。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the Purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cashier order(s) and/or cheque(s). The cashier order(s) and cheque(s) should be made payable to "IU, LAI & LI SOLICITORS & NOTARIES – THE QUEENS".

**(A1) 180天付款 (照售價減3%) 180-day Payment Plan (3% discount from Price)**

- 1 買方須於簽署臨時買賣合約（「臨時合約」）時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約（「正式合約」）。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP").

The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- 2 樓價5%即加付訂金於買方簽署臨時買賣合約30天內繳付。

5% of Purchase Price being further deposit shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

- 3 樓價5%即加付訂金於買方簽署臨時買賣合約90天內繳付。

5% of Purchase Price being further deposit shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

- 4 樓價85%即樓價餘款於買方簽署臨時合約後180天內繳付。

85% of Purchase Price being balance of Purchase Price shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

**(A2) 120天優惠付款 (照售價減9%) 120-day Payment Plan (9% discount from Price)**

- 1 買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於樓價5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約 (「正式合約」)。  
The Purchaser shall pay the preliminary deposit equivalent to 5% of the Purchase Price upon signing of the preliminary agreement for sale and purchase ("PASP").  
The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
- 2 樓價5%即加付訂金於買方簽署臨時買賣合約30天內繳付。  
5% of Purchase Price being further deposit shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
- 3 樓價90%即樓價餘款於買方簽署臨時合約後120天內繳付。  
90% of Purchase Price being balance of Purchase Price shall be paid within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

**(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4(i)。**

**Please refer to 4(i).**

**(B) 限時折扣優惠 Time Limited Discount Benefit**

凡於2025年7月20日或之前簽署臨時買賣合約，買方可獲10%售價折扣作為限時折扣優惠。

Where the preliminary agreement for sale and purchase is signed on or before 20 July 2025, the Purchaser will be offered 10% discount on the price as Time Limited Discount Benefit.

**(C) 優質校網優惠 Outstanding School Net Benefit**

買方可獲額外5%售價折扣作為優質校網優惠。

An extra 5% discount from the Price would be offered to the Purchasers as the Outstanding School Net Benefit.

**(D) 富豪星級優惠 Regal Supreme Benefit**

買方可獲額外5%售價折扣作為富豪星級優惠。

An extra 5% discount from the Price would be offered to the Purchasers as the Regal Supreme Benefit.

**(E) 特別置業折扣優惠 Special Home Purchase Discount**

選購於價單上設有符號 “\*”之住宅物業之買方，可獲額外3%售價折扣作為特別置業折扣優惠。

The Purchaser of a residential property that is marked with a "\*" in the Price List is entitled to an extra 3% discount from the Price as the Special Home Purchase Discount.

因應相關折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。

The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the Purchase Price.

如有爭議，以賣方最終決定為準。

In case of any dispute, the vendor's decision shall be final.

**(iii) 可就購買該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) 家具優惠**

**Furniture Benefit**

選購於價單上設有符號“#”之住宅物業之買方，將可獲贈以下位處該單位內之物品（「該等物品」），該等物品將放置於指明住宅物業或賣方決定之其他方式交付買方。（受相關文件條款及條件限制，該等條款及條件包括但不限於該等物品將會以現狀（即該等物品在交易完成日當天的狀況）於交易完成時連同該單位給予買方，賣方並無亦不會有就任何該等物品之質量或狀況或該等物品是否效能良好作出之陳述或保證，亦不會有任何保養或補救欠妥之處的責任就任何該等物品提供，買方沒有權利就該等物品作出任何反對。）

The following items in the Unit as listed below (“the items”) will be delivered to the Purchaser of a residential property that is marked with a “#” in the Price List as gifts by way of leaving the same in the specified residential property or in any manner as the Vendor may decide (subject to terms and conditions of relevant documentation, which said terms and conditions including (without limitation) the following: the items will be delivered to the Purchaser upon completion on an “as is” basis (i.e. the condition of the items are or will be as at the date of completion), and no representation or warranty as to the quality and condition of any of the items or whether the items will be in good working condition is or will be given and that no maintenance or defect liability for any of the items will be provided by the Vendor and the Purchaser shall not be entitled to raise any objection thereto.

| No. | Item Description 物品        | Qty. 數量                                                             |
|-----|----------------------------|---------------------------------------------------------------------|
| 1   | Television 電視              | 1                                                                   |
| 2   | Router 路由器                 | 2                                                                   |
| 3   | Coffee Machine 咖啡機         | 1                                                                   |
| 4   | Sofa or Arm Chair 梳化 或 扶手椅 | 1                                                                   |
| 5   | Dinning Table 餐臺           | 1                                                                   |
| 6   | Dinning Chair 餐椅           | 2                                                                   |
| 7   | Side Table 角几              | 1                                                                   |
| 8   | TV Cabinet 電視櫃             | 1                                                                   |
| 9   | Wardrobe 衣櫃                | 1                                                                   |
| 10  | Bed with mattress 床及床墊     | 1 (Studio開放式/One-bedroom一房) or<br>2 (Two-bedroom兩房/Three-bedroom三房) |
| 11  | Ceiling Light 天花燈          | 2                                                                   |
| 12  | Curtain 窗簾                 | 2                                                                   |

(iv) 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**

買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件律師費用。

Each of the Vendor and Purchaser shall pay his own solicitors’ legal fees in respect of the formal agreement for sale and purchase and the assignment.

買方須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(包括但不限於任何買方提名書或轉售合約的印花稅、額外印花稅(按《印花稅條例》所定義)、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 (including without limitation any stamp duty on any nomination or sub-sale agreement, any “special stamp duty” defined in the Stamp Duty Ordinance, any buyer’s stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the preliminary agreement for sale and purchase, the formal agreement for sale and purchase and the assignment will be borne by the Purchaser.

(v) 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**

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、業權文件認證副本之費用、該住宅物業的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，均由買方負責。

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 formal agreement for sale and purchase 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：**

**The vendor has appointed estate agents to act in the sale of any specified residential property in the development:**

1. 中原地產代理有限公司 Centaline Property Agency Limited
2. 美聯物業代理有限公司 Midland Realty International Limited
3. 利嘉閣地產有限公司 Ricacorp Properties Limited
4. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
5. 世紀21集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
6. 香港(國際)地產商會 Hong Kong (International) Realty Association
7. 香港地產代理商總會 Hong Kong Real Estate Agencies General Association
8. 彼岸生活國際有限公司 Bestland International 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.thequeens.hk**

**The address of the website designated by the vendor for the development is: www.thequeens.hk**