

## 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	瓏碧 Allegro	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	賈炳達道 138 號 138 Carpenter Road		
發展項目中的住宅物業的總數 The total number of residential properties in the development			190

印製日期 Date of Printing	價單編號 Number of Price List
27/01/2024	4

### 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
05/03/2024	4A	--

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(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-Conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
瓏碧 Allegro	11	J	19.789 (213) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	4,995,000	252,413 (23,451)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	12	J	19.789 (213) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,009,000	253,120 (23,516)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	17	H	26.111 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,766,000	259,125 (24,078)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	18	H	26.111 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,806,000	260,656 (24,221)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	20	B	19.789 (213) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,100,000	257,719 (23,944)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	21	A	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,453,000	226,501 (21,054)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	21	B	19.789 (213) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,115,000	258,477 (24,014)	-	-	-	-	-	-	-	-	-	

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-Conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
瓏碧 Allegro	21	K	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,759,000	235,800 (21,918)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	22	A	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,476,000	227,200 (21,119)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	22	C	26.111 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,643,000	254,414 (23,641)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	22	H	26.111 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,865,000	262,916 (24,431)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	22	K	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,781,000	236,469 (21,980)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	23	A	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,499,000	227,898 (21,184)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	23	C	26.111 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,662,000	255,142 (23,708)	-	-	-	-	-	-	-	-	-	

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.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-Conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
瓏碧 Allegro	23	H	26.111 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,886,000	263,720 (24,505)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	23	K	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,804,000	237,168 (22,045)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	25	A	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,519,000	228,506 (21,240)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	25	C	26.111 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,681,000	255,869 (23,776)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	25	H	26.111 (281) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,906,000	264,486 (24,577)	-	-	-	-	-	-	-	-	-	
瓏碧 Allegro	25	K	32.905 (354) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	7,928,000	240,936 (22,395)	-	-	-	-	-	-	-	-	-	

### 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)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(及/或正式合約)中訂明的住宅物業的實際售價。因應不同支付條款及/或適用的折扣(如有)按售價計算得出之價目，皆以進位到最接近的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 PASP (and/or the ASP). 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 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 the Preliminary Agreement for Sale and Purchase.
  - (d) “ASP” means the Agreement for Sale and Purchase.
- 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，抬頭請寫「孖士打律師行」或“Mayer Brown”。請另備支票以繳付臨時訂金之餘額。賣方可全權酌情考慮接受買方以地產代理支票或私人支票支付臨時訂金。  
The purchasers 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 made payable to “Mayer Brown” for payment of part of the preliminary deposit. Please also bring along a cheque for payment of the balance of the preliminary deposit. The Preliminary Deposit paid by way of an estate agent’s cheque or a personal cheque may be acceptable as the Vendor may determine in its absolute discretion.

## 支付條款 Terms of Payment

### (A) 90天優惠付款計劃 90-day Payment Plan (照售價減9%) (9% discount on 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。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。

The purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP. The ASP shall be signed by the purchaser within 5 working days after 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 90 天內由買方付清。

95% of the transaction price being balance of the transaction price shall be paid by the purchaser within 90 days after signing of the PASP.

(A2) (並無此編號之支付條款) (No Terms of Payment of such numbering) .

(C) (並無此編號之支付條款) (No Terms of Payment of such numbering) .

(C1) (並無此編號之支付條款) (No Terms of Payment of such numbering) .

### (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) 「瓏碧超級41名校網折扣」優惠 “Allegro Super School Net 41 Discount” Benefit

於 2024 年 6 月 30 日或之前簽署臨時合約購買本價單中之住宅物業之買方可獲額外售價 3% 折扣優惠。

An extra 3% discount on the price would be offered to the purchasers who sign the PASP to purchase a residential property on or before 30<sup>th</sup> June 2024.

#### (c) 「優秀人才折扣」優惠 “Quality Migrant Discount” Benefit

於 2024 年 6 月 30 日或之前簽署臨時合約購買本價單中之住宅物業之買方可獲額外售價 9% 折扣優惠。

An extra 9% discount on the price would be offered to the purchasers who sign the PASP to purchase a residential property on or before 30<sup>th</sup> June 2024.

### (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) 見 4(i) 及 4(ii) See 4(i) and 4(ii)

(b) 不適用。 Not applicable

(c) **傢具禮券優惠 Furniture Voucher Benefit**

(只適用於選購 A、C、F、H、J 或 K 單位之買方。如買方於簽署臨時合約時選擇「傢具禮券優惠」，住宅物業的售價(扣減所有適用折扣後)將向上調高港幣 20,000 元。)

(Only applicable to the purchaser who chooses to purchase Unit A, C, F, H, J or K. If the purchaser chooses “Furniture Voucher Benefit” upon signing of the PASP, the price of the residential property (after applying all applicable discount(s) shall be increased by HK\$20,000.)

(1) 傢具禮券優惠(『該優惠』)由指定傢具公司提供。

The Furniture Voucher Benefit (the “Benefit” ) is provided by the designated furniture company.

(2) 買方須於簽署正式合約後的30個工作天與指定傢具公司簽訂有關提供適用於指明住宅物業的指明傢具(『該傢具』)之合約。

The purchaser shall enter into a contract with the designated furniture company within 30 working days after signing of the ASP regarding the provision of specified furniture applicable to the specified residential property (the "Furniture").

(3) 有關該傢具的詳情(包括但不限於設計、顏色及物料)，請向指定傢具公司查詢。

For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture company.

(4) 若買方未能遵守、履行或符合臨時合約或買賣合約內任何條款或條件，賣方有權即時撤銷優惠，且並不損害賣方於臨時合約、買賣合約或其他適用法律下之其他權利及濟助。

In the event that the Purchaser fails to observe, perform or comply with any of the terms and conditions contained in the PASP or the ASP, the Vendor shall be entitled to cancel the Benefit forthwith without prejudice to the Vendor’s other rights and remedies under the PASP, the ASP or other applicable laws.

(5) 買方須付清指明住宅物業之成交金額及按買賣合約完成指明住宅物業買賣，不管：

The Purchaser shall settle the full amount of the transaction price of the specified residential property and complete the sale and purchase of the specified residential property in accordance with the ASP irrespective of whether:

(i) 就該優惠有否引起任何爭議；及

there is any dispute arising from the Benefit; and

(ii) 該傢具公司交付予買方的所有或任何該傢具是否與該優惠之條款一致。

all or any of the Furniture delivered by the designated furniture company to the Purchaser is in accordance with the terms of the Benefit.

(6) 如無論任何原因，指明住宅物業的買賣未能按買賣合約完成，該優惠將終止，買方亦不會因此獲得任何賠償。

If for whatever reason, the sale and purchase of the specified residential property is not completed in accordance with the ASP, then the Benefit shall be terminated, and the Purchaser shall not be entitled to any compensation therefor.

(7) 賣方、其所有控股公司或其代表不會就該優惠及該傢具提供保養或作出任何保證或陳述，更不會就該傢具狀況、狀態、品質、性能或任何該傢具是否或會否在可運作狀態作出任何保證及陳述。如買方對該傢具有任何異議或質詢，應直接聯絡該傢具公司。

The Vendor, all their holding company(ies) or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture’s condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the

designated furniture company directly.

- (8) 該優惠受其他條款及細則約束。

The Benefit is subject to other terms and conditions.

- (iv) 誰人負責支付買賣該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買賣合約、按揭及轉讓契，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買賣合約、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 appoints the vendor's solicitors to handle the ASP, mortgage and assignment, the vendor agrees to bear the legal cost of the ASP and the assignment. If the purchaser chooses to instruct his own solicitors to handle the ASP, mortgage or assignment, each of the vendor and purchaser 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買賣合約、買賣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.

- (v) 買方須為就買賣該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等，均由買方負責，一切有關按揭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. The purchase shall also pay and bear the legal costs and disbursements in respect of any mortgage.

備註：買方如因任何原因需更改支付條款，必須得賣方事先同意，並須向賣方繳付港幣\$8,000 不可退還手續費及自付全部相關額外費用(包括補充合約的法律費用)。

Remark: If a purchaser would like to change the terms of payment for whatever reasons, the prior consent of the vendor must be obtained and a non-refundable administrative fee of HK\$8,000 shall be payable by the purchaser to the vendor and the purchaser shall bear all related extra expenses (including the legal cost for the supplemental agreement).

- (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

柏齡物業管理有限公司  
Parkland Property Management Limited

香港地產代理商總會有限公司及其特許會員  
Hong Kong Real Estate Agencies General Association Limited and Chartered Members

香港(國際)地產商會有限公司及其特許會員  
Hong Kong (International) Realty Association Limited and Chartered Members

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

太陽物業香港代理有限公司  
Sunrise Property HK Agency Limited

友和地產有限公司  
United Property 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.allegro-hk.com\*\*](http://www.allegro-hk.com)

The address of the website designated by the vendor for the Development is: [\*\*www.allegro-hk.com\*\*](http://www.allegro-hk.com)