

# 價單 Price List

發展項目名稱 Name of Development	尙璟 Altamira	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	寶珊道 18 號 No.18 Po 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)			38

印製日期 Date of Printing	價單編號 Number of Price List
26 April 2017	1

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
3 August 2017	1A	--

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.)									
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
7	A	194.87 (2,098) 露台 Balcony: 4.96 (53); 工作平台 Utility Platform: 1.46 (16)	96,750,000	496,485 (46,115)	-	-	-	-	-	-	-	-	-	-
7	B	204.96 (2,206) 露台 Balcony: 4.96 (53); 工作平台 Utility Platform: 1.46 (16)	111,500,000	544,009 (50,544)	-	-	-	-	-	-	-	-	-	-
8	A	194.87 (2,098) 露台 Balcony: 4.96 (53); 工作平台 Utility Platform: 1.46 (16)	98,380,000	504,849 (46,892)	-	-	-	-	-	-	-	-	-	-
8	B	204.96 (2,206) 露台 Balcony: 4.96 (53); 工作平台 Utility Platform: 1.46 (16)	112,800,000	550,351 (51,133)	-	-	-	-	-	-	-	-	-	-
9	A	194.87 (2,098) 露台 Balcony: 4.96 (53); 工作平台 Utility Platform: 1.46 (16)	99,800,000	512,136 (47,569)	-	-	-	-	-	-	-	-	-	-
9	B	204.96 (2,206) 露台 Balcony: 4.96 (53); 工作平台 Utility Platform: 1.46 (16)	114,300,000	557,670 (51,813)	-	-	-	-	-	-	-	-	-	-
10	B	204.96 (2,206) 露台 Balcony: 4.96 (53); 工作平台 Utility Platform: 1.46 (16)	116,500,000	568,404 (52,811)	-	-	-	-	-	-	-	-	-	-
11	A	194.87 (2,098) 露台 Balcony: 4.96 (53); 工作平台 Utility Platform: 1.46 (16)	106,300,000	545,492 (50,667)	-	-	-	-	-	-	-	-	-	-
11	B	204.96 (2,206) 露台 Balcony: 4.96 (53); 工作平台 Utility Platform: 1.46 (16)	118,200,000	576,698 (53,581)	-	-	-	-	-	-	-	-	-	-

### 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) 註：於本第 4 節內，「售價」指本價單第二部份表中所列之住宅物業的售價，而「成交金額」指臨時買賣合約及買賣合約所載之價目（即售價經計算相關支付條款及/或適用折扣後之價錢）。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。

Note: In this section 4, “Price” means the price of the residential property set out in Part 2 of this price list, and “Transaction Price” means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the relevant terms of payment and/ or the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/ or applicable discounts on the Price will be rounded up to the nearest thousand 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 5%作臨時訂金，其中港幣\$1,000,000.00 須以銀行本票繳付，餘款可以用銀行本票或支票繳付。所有銀行本票及支票抬頭必須為「孖士打律師行」。

The Purchaser shall pay the preliminary deposit equivalent to 5% of Transaction Price upon signing of the preliminary agreement for sale and purchase, of which HK\$1,000,000.00 shall be paid by way of a cashier's order and the remaining portion of the preliminary deposit can be paid by way of cashier's order or cheque. All cashiers' orders or cheques shall be made payable to “Mayer Brown JSM”.

1. 相等於成交金額 5%之臨時訂金於簽署臨時買賣合約時繳付，買方並須於 5 個工作日內簽署買賣合約。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of the signing of the preliminary agreement for sale and purchase.

2. 成交金額 5% 即加付訂金於簽署臨時買賣合約後 5 個工作日內繳付。  
5% of Transaction Price being further deposit shall be paid within 5 working days after signing of the preliminary agreement for sale and purchase.
3. 成交金額 90% 即成交金額餘款於簽署臨時買賣合約後 120 日內繳付。  
90% of the Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

"工作日"具有《一手住宅物業銷售條例》第 621 章第 2(1)條給予該詞的函義。

"working day" has the meaning given by Section 2(1) of the Residential Properties (First-hand Sales) Ordinance.

(4)(ii) **售價獲得折扣的基礎**

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

(a) 「多單位」現金折扣：

“Multiple Units” Cash Discount:

(1) 如：

Where:

- (A) 一份臨時買賣合約涵蓋本價單之上多於一個指明住宅物業，而買方已按照買賣合約付清全部指定住宅物業的樓價餘額及完成購買全部指定住宅物業，每一該等指明住宅物業將照售價以現金減 4.25%；  
A preliminary agreement for sale and purchase covers more than one specified residential property in this price list and the Purchaser under such a preliminary agreement for sale and purchase has settled the balance of the purchase price and has completed the purchase of all the specified residential properties in accordance with the agreement for sale and purchase, there will be a 4.25% cash discount from the Price for each such specified residential property; or
- (B) 有兩份或以上臨時買賣合約同時或前後互相緊接簽訂，而每一份該等臨時買賣合約下之買方完全相同，而買方已按照買賣合約付清全部指定住宅物業的樓價餘額及完成購買全部指定住宅物業，每一份該等臨時買賣合約下涵蓋之每一個指明住宅物業將照售價以現金減 4.25%；或  
There are 2 or more preliminary agreements for sale and purchase relating to two or more specified residential properties in this price list which are signed simultaneously or immediately before or after each other, and where the Purchaser under each such preliminary agreement for sale and purchase is exactly the same and the Purchaser has settled the balance of purchase price for all such specified residential properties and has completed the purchase of all such specified residential properties in accordance with the agreements for sale and purchase, there will be a 4.25% cash discount from the Price for each specified residential property covered by each such preliminary agreement for sale and purchase; or
- (C) 有兩份或以上臨時買賣合約在本價單之上的兩個或以上的指明住宅物業同時或前後互相緊接簽訂，而每一份該等臨時買賣合約下之買方(或買方之其中一位)是其餘任何一份該等臨時買賣合約下之買方(或買方之其中一位)之「關連人士」(於下文定義)而所有買方及關連人士按照有關買賣合約付清全部指定住宅物業的樓價餘額及完成購買全部指定住宅物業，每一份該等臨時買賣合約下涵蓋之每一個指明住宅物業將照售價以現金減 4.25%。「關連人士」指任何一份該等臨時買賣合約下之買方(或買方之其中一位)之配偶、父母、子女、兄弟姊妹、祖父母或外祖父母、孫、孫女、外孫或外孫女、伯父、伯母、叔父、叔母、舅父、舅母、姑丈、姑母、姨丈、姨母、侄、侄女、甥、甥女或任何堂兄弟、堂姊妹、表兄弟或表姊妹，惟必須出示令賣方滿意之證明文件證明相關關係。此(C)項折扣只適用於個人名義買方。  
There are 2 or more preliminary agreements for sale and purchase relating to two or more specified residential properties in this price list which are signed simultaneously or immediately before or after each other, and where the purchaser (or any individual constituting the purchaser) under any of such preliminary agreement for sale and purchase is a “Related Person” (as defined below) of the purchaser (or any individual constituting the purchaser) under any of other such preliminary agreements for sale and purchase, and all the purchasers and the Related Person have settled the balance of the purchase price of all the specified residential properties and have completed the purchase of all the specified residential properties in accordance with all the relevant agreements for sale and purchase, there will be a 4.25% cash discount from the Price for each specified residential property covered by each such preliminary agreement for sale and purchase. A “Related Person” means a spouse, parent, child, sibling, grandparent, grandchild, uncle, aunt, nephew, niece or first cousin or cousin of the purchaser (or any individual constituting the purchaser) under any of such preliminary agreement for sale and purchase Provided That relevant supporting documents to the satisfaction of the Vendor must be produced to prove the relationship concerned. The discount under this (C) is applicable to the purchaser(s) who is/are an individual.

- (2) 儘管有上文(1)段規定，一個指明住宅物業只可適用上述照售價以現金減 4.25% 折扣一次，即一個指明住宅物業按上文(1)段獲得之現金折扣最多為售價的 4.25%。

Notwithstanding (1) above, the aforesaid 4.25% cash discount from the Price will be applicable to a specified residential property once only, i.e. at most 4.25% cash discount from the Price will be given in respect of a specified residential property under (1) above.

- (3) 買方在上文(1)(A)或(1)(B)段須於付清樓價餘額及完成購買全部指定住宅物業的買賣交易之後的 30 日內以書面方式向賣方申請售價的 4.25%現金折扣。賣方會於收到申請並確認有關資料無誤後 60 日內將售價的 4.25%現金折扣按賣方決定的方式支付買方。本優惠受賣方規定其他條款及條例約束。

The Purchaser under (1)(A) or (1)(B) above will apply to the Vendor in writing for the 4.25% cash discount from the Price within 30 days after the date of settlement of the balance of the purchase price and the completion of the purchase of all the specified residential properties . The Vendor will pay the 4.25% cash discount from the Price to the Purchaser in such manner as the Vendor may decide within 60 days after the Vendor has received the application and has duly verified the information. The benefit is subject to other terms and conditions as prescribed by the Vendor.

- (4) 所有買方及關連人士在上文 1(C)段須於在有關臨時買賣合約下涵蓋之最後一個指定住宅物業付清樓價餘額及完成購買在該臨時買賣合約下涵蓋之最後一個指定住宅物業的買賣交易後的 30 日內連同有關文件以書面方式向賣方申請售價的 4.25%現金折扣。賣方會於收到申請並確認有關資料無誤後 60 日內將售價的 4.25%現金折扣按賣方決定的方式支付買方及關連人士。本優惠受賣方規定其他條款及條例約束。

All the purchasers and the Related Person under (1)( C) above will jointly apply to the Vendor in writing for the 4.25% cash discount from the Price within 30 days after the last date of settlement of the balance of the purchase price and the completion of the purchase of the last specified residential property covered under the relevant preliminary agreement for sale and purchase with relevant supporting documents. The Vendor will pay the 4.25% cash discount from the Price to each purchaser and the Related Person in such manner as the Vendor may decide within 60 days after the Vendor has received the joint application and has duly verified the information. The benefit is subject to other terms and conditions as prescribed by the Vendor.

- (4)(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) 車位認購：

Purchase of a Car Parking Space:

本價單中的指明住宅物業的買方可以以先到先得形式認購一個下表所列而尚未售出的發展項目的車位，該指明住宅物業的成交金額視作包括該車位的售價。車位售完即止。買方須於簽訂指明住宅物業的臨時買賣合約時決定是否認購及認購哪一車位。如買方如此認購車位，該指明住宅物業及相關車位須由同一份臨時買賣合約及同一份買賣合約涵蓋。如買方不於簽訂指明住宅物業的臨時買賣合約時認購車位，或 當時已無相關車位可供認購，買方所認購車位的權利將會自動失效，買方不會為此獲得任何補償。為免疑義，買方只可在本價單中購買指明住宅物業的同時有權認購不多於一個尚未售出的車位。

The Purchaser of a specified residential property in this price list may choose to purchase one of the car parking spaces of the Development listed below which remains unsold on a first come first served basis, and the Transaction Price of the specified residential property will be deemed to include the price of that car parking space. The car parking spaces are subject to availability. The Purchaser shall decide whether to purchase a car parking space (and if yes, which one) upon the signing of the preliminary agreement for sale and purchase of the specified residential property. If the Purchaser so purchases a car parking space, both the specified residential property and the car parking space concerned shall be covered by one single preliminary agreement for sale and purchase and one single agreement for sale and purchase. If the Purchaser elects not to purchase a car parking space upon the signing of the preliminary agreement for sale and purchase of the specified residential property, or if there is no car parking space available for sale, the Purchaser's right to choose a car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor. For the avoidance of doubt, a Purchaser can only choose not more than one car parking space (subject to availability) for each specified residential property that he purchases in this price list.

車位編號 Car Parking Space Number(s).
1/F : No.5, 6 & 11; 2/F : No.3, 4, 5, & 11; 3/F: No.10 & 12

- (4)(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**

(a) 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約及轉讓契，買方須支付買賣合約及轉讓契之律師費及雜費。如買方選用賣方指定之代表律師處理買方之按揭法律文件，買方原須支付轉讓契法律文件之律師費用將獲豁免，雜費則須由買方支付。如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約或轉讓契，買方及賣方須各自負責其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 act on his/her behalf in respect of the agreement for sale and purchase and the assignment, the Purchaser shall pay the legal cost and disbursements in preparing the agreement for sale and purchase and the assignment. If the Purchaser appoints the Vendor's Solicitors to handle the legal documentation of the mortgage, the legal cost (excluding disbursements which shall be paid by the

Purchaser) of the assignment to be borne by the Purchaser will be waived. If the Purchaser chooses to instruct his own solicitors to act for him in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase 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的印花稅、從價印花稅、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 preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the Purchaser.

(4)(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、登記及完成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、該住宅物業之業權文件認正本之費用，該住宅物業的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)之法律費用及其他實際支出雜費等，均由買方負責。

The Purchaser shall bear and pay a due proportion of costs for the preparation, registration and completion 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 the title deeds and documents of the residential property purchased, plan fees for plans to be annexed to the agreement for sale and purchase and assignment of the residential property purchased, all legal costs in respect of any mortgage (if any) and any supplemental agreement (if any) in respect of the residential property and all other costs and disbursements incurred.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。  
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefit (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該發展項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。  
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

(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：

Agent appointed by the Vendor :

第一太平戴維斯(香港)有限公司

Savills (Hong Kong) Limited

第一太平戴維斯(香港)有限公司委任的次代理:

Sub-agents appointment by Savills (Hong Kong) Limited :

中原地產代理有限公司 / 美聯物業代理有限公司 / 利嘉閣地產有限公司 / 香港置業(地產代理)有限公司 / 云房網絡(香港)代理有限公司 / 仲量聯行有限公司 / 萊坊(香港)有限公司

Centaline Property Agency Limited / Midland Realty International Limited / Ricacorp Properties Limited / Hong Kong Property Services (Agency) Limited / Qfang Network (Hong Kong) Agency Limited / Jones

Lang LaSalle Limited / Knight Frank Hong Kong 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：<http://www.altamira.hk>  
The address of the website designated by the Vendor for the Development is: <http://www.altamira.hk>