

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of the Development	富逸天峰 SKY BLUE	期數(如有) Phase No.(if any)	N/A
發展項目位置 Location of Development	石湖塘 342, 343, 340, 341, 328A, 328B, 328C, 328D, 328E, 328F, 345, 346, 347, 348, 349, 351 及 355 號 Nos.342, 343, 340, 341, 328A, 328B, 328C, 328D, 328E, 328F, 345, 346, 347, 348, 349, 351 and 355 Shek Wu Tong		
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)			120

印製日期 Date of Printing	價單編號 Number of Price List
24-02-2020	2

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

修改日期 Date of Revision	經修改的價單編號 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
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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
31	Ground	-	58.2 (626) 露台 Balcony: - 工作平台 Utility Platform: -	6,000,000	49,751 (4,626)	-	-	-	-	110.8 (1,193)	-	-	-	-	-
31	1st	-	62.4 (671) 露台 Balcony: 4.2 (45) 工作平台 Utility Platform: -			-	-	-	-	-	-	-	-	-	-

第三部份：其他資料 **Part 3: Other Information**

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective purchasers are advised to refer to the sales brochure for the development for information on the development.

(2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 支付條款 Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於售價5%之金額作為首期訂金，其中港幣\$100,000作為部份首期訂金必須以銀行本票支付，首期訂金的餘額必須以銀行本票支付，銀行本票抬頭請寫“王潘律師行”或“Wong & Poon, Solicitors”。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay an initial deposit which is equivalent to 5% of the purchase price. HK\$100,000 being part of the initial deposit must be paid by cashier order(s) and the balance of the initial deposit must be paid by cashier order(s). The cashier order(s) should be made payable to “Wong & Poon, Solicitors” or “王潘律師行”。

(A) 60天付款計劃（照訂價） 60-day Payment (List Price)

簽署臨時買賣合約時付清相等於售價 5% 首期訂金並於簽署臨時買賣合約後的五個工作天內到律師樓簽署正式買賣合約。

Initial deposit equivalent to 5% of the purchase price shall be paid upon signing the Preliminary Agreement for Sale and Purchase. The formal Agreement for Sale and purchase must be executed within 5 working days after the date of the signing of the preliminary Agreement for Sale and Purchase.

於簽署正式買賣合約時繳付相等於售價5%之款額。

A further sum equivalent to 5% of the purchase price shall be paid upon signing the formal Agreement for Sale and Purchase.

於簽署臨時買賣合約後六十天內付清樓價餘款。

Balance of the purchase price shall be paid within 60 days after signing the Preliminary Agreement for Sale and Purchase.

(4)(ii) 售價獲得折扣的基礎

Basis on which any discount on the price is available

無
NIL

- (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
無
NIL

- (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
- (1) 買方需支付厘印費，買家印花稅*及特別印花稅* (*如適用)
All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyers' Stamp Duty* and Special Stamp Duty* payments will be borne by the purchaser (*if applicable)
- (2) 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買住宅物業，買方將承擔該律師在處理正式買賣合約、其後之轉讓契及第一按揭(如有)，擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。在任何其他情況下，買方須負責其在有關購買住宅物業之律師費用及代墊付費用。
If an individual purchaser or a corporate purchaser which is registered in Hong Kong shall also instruct the vendor's solicitors to act for such purchaser in respect of the purchase of the residential property, the purchaser shall bear such solicitors's legal costs in respect of the Formal Agreement for Sale and Purchase, the subsequent Assignment and the First Mortgage (if any), the legal costs in respect of any sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the purchaser. In any other cases, the purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

- (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
有關按揭及其他法律文件之律師費如：正式買賣合約、轉讓契、附加合約、許用契、分公契、有關該樓宇交易之地契、大廈公契、分公契、路權契及其他樓契之核證費、查冊費、註冊費、圖則費、許用圖則費、分地圖則費、適當比例之大廈公契及管理合約，分公契，路權契，授予契及許用契製作、登記及完成之費用及其他有關本物業的買賣之文件等費用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 other legal costs and charges including formal agreement for sale and purchase, assignment, supplemental agreement, deed of licence, sub-deed of mutual covenant, certifying fee for Government Lease, deed of mutual covenant, sub-deed of mutual covenant, deed of grant of right of way and all other title documents, search fee, registration fee, plan fee, licence plan fee, division plan fee, a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual covenant and Management Agreement, Sub-Deed of Mutual Covenant, Deed of Grant of Right of Way, Deed of Grant and Deed of Licence and any other documents relating to the sale and purchase of the property and all other disbursements shall be borne by the purchaser. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the development.

- (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:

Huge Glory Property Limited
恒大物業有限公司

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.myskyblue.hk>
The address of the website designated by the vendor for the development is: <http://www.myskyblue.hk>