

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	寶御 Star Ruby	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	新圍街1號 1 San Wai Street		
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)		124	

印製日期 Date of Printing	價單編號 Number of Price List
18-Aug-14	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
02 December 2014	1A	✓

Price List No. 1A

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)) 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, 每平方米呎) 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
Star Ruby 寶御	29	A	65.515 (705) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	16,261,200 17,399,500	248,206 (23,066) 265,580 (24,680)	-	-	-	-	-	68.646 (739)	-	-	-	
		B	67.210 (723) 露台 Balcony: - -; 工作平台 Utility Platform: - -	16,674,300 17,841,500	248,093 (23,063) 265,459 (24,677)	-	-	-	-	-	46.866 (504)	-	-	-	
	28	A	65.515 (705) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	15,156,800 16,217,800	231,349 (21,499) 247,543 (23,004)	-	-	23.842 (257)	-	-	-	-	-	-	
		B	67.210 (723) 露台 Balcony: - -; 工作平台 Utility Platform: - -	16,617,500	247,247 (22,984)	-	-	29.342 (316)	-	-	-	-	-	-	
	27	A	29.025 (313) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,576,600	192,131 (17,817)	-	-	-	-	-	-	-	-	-	
		B	35.375 (381) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,924,700	195,751 (18,175)	-	1.125 (12)	-	-	-	-	-	-	-	
		C	35.669 (384) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.496 (16)	7,033,200	197,180 (18,316)	-	1.125 (12)	-	-	-	-	-	-	-	
		D	38.053 (410) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.496 (16)	8,432,900	221,609 (20,568)	-	1.525 (16)	-	-	-	-	-	-	-	
		E	29.781 (321) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,401,200 6,849,300	214,942 (19,944) 229,989 (21,337)	-	-	-	-	-	-	-	-	-	
		F	28.483 (307) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.496 (16)	5,785,800	203,132 (18,846)	-	-	-	-	-	-	-	-	-	

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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
Star Ruby 寶御	26	A	29,025 (313) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,518,100	190,115 (17,630)	-	-	-	-	-	-	-	-	-	
		B	35,375 (381) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,852,600 7,332,300	193,713 207,273 (19,245)	-	1.125 (12)	-	-	-	-	-	-	-	
		C	35,669 (384) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.496 (16)	6,959,300	195,108 (18,123)	-	1.125 (12)	-	-	-	-	-	-	-	
		E	29,781 (321) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,311,200	211,920 (19,661)	-	-	-	-	-	-	-	-	-	
		F	28,483 (307) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.496 (16)	5,725,600	201,018 (18,650)	-	-	-	-	-	-	-	-	-	
	25	A	29,025 (313) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	5,460,900	188,145 (17,447)	-	-	-	-	-	-	-	-	-	
		B	35,375 (381) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,780,500 7,255,200	191,675 205,094 (19,043)	-	1.125 (12)	-	-	-	-	-	-	-	
		C	35,669 (384) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.496 (16)	6,887,500	193,095 (17,936)	-	1.125 (12)	-	-	-	-	-	-	-	
		E	29,781 (321) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,221,100 6,656,600	208,895 223,518 (20,737)	-	-	-	-	-	-	-	-	-	
		F	28,483 (307) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.496 (16)	5,665,100	198,894 (18,453)	-	-	-	-	-	-	-	-	-	

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Star Ruby 寶御	23	E	29.781 (321) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,134,500 6,564,000	205,987 (19,111) 220,409 (20,449)	-	-	-	-	-	-	-	-	-	
	22	E	29.781 (321) 露台 Balcony: 2.0 (22); 工作平台 Utility Platform: 1.5 (16)	6,046,500 6,469,800	203,032 (18,836) 217,246 (20,155)	-	-	-	-	-	-	-	-	-	

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 the 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 the 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；(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 :

於簽署臨時買賣合約時，買方須繳付相等於售價5%作為臨時訂金，其中港幣\$150,000.00 須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票/支票必須以香港持牌銀行所發出，並且抬頭必須為賣方律師行「胡關李羅律師行」。

Purchasers shall pay the preliminary deposit equivalent to 5% of purchase price upon signing of the preliminary agreement for sale and purchase, of which HK\$150,000.00 shall be paid by a cashier order and the remaining portion of the preliminary deposit can be paid by cashier order or cheque. All cheques/cashier orders shall be issued or certified good for payment by a licensed bank in Hong Kong, and shall be made payable to the Vendor's solicitors 「WOO, KWAN, LEE & LO」.

「90天成交」付款計劃(照訂價減8%) [適用於所有單位] 90 days completion payment plan (List Price Less 8%) [Applicable to All Flats]

1. 樓價5%於買方簽署臨時買賣合約時繳付，並於五個工作天內到賣方律師樓簽署正式買賣合約。

A preliminary deposit equivalent to 5% of the purchase price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The purchaser(s) has/have to attend the office of the Vendor's Solicitors within 5 working days after signing of the Preliminary Agreement for Sale and Purchase to sign the Agreement for Sale And Purchase.

2. 樓價5%於買方簽署正式買賣合約時繳付。

5% of the purchase price shall be paid upon signing of the Agreement for Sale and Purchase.

3. 樓價90%於買方簽署正式買賣合約後九十天內付清。

90% of the purchase price shall be paid within 90 days after signing of the Agreement for Sale and Purchase.

「成交金額30%第二按揭」優惠(由「遠東物業代理(香港)有限公司」安排)

The benefit of "second mortgage for 30% of Transaction Price" (Arranged by Far East Real Estate and Agency (H.K.) Limited)

買方可向「遠東物業代理(香港)有限公司」(「第二承按人」)申請最高達成交金額之30%或物業估價(由第二承按人釐定)之30%(以較低者為準)之第二按揭(「第二按揭」)，一按加二按總貸款額合共不超過成交金額之90%或物業估價之90%(以較低者為準)，第二按揭最高貸款金額為港幣200萬元。

The Purchaser may apply for a second mortgage (the "Second Mortgage") through Far East Real Estate and Agency (H.K.) Limited (the "Second Mortgagee") for a maximum loan amount equivalent to 30% of the Transaction Price or 30% of the valuation of the property (as determined by the Second Mortgagee) (whichever is lower). The loan amount of the first mortgage and the Second Mortgage shall not exceed 90% of the Transaction Price or 90% of the valuation of the property (whichever is lower). The maximum loan amount of the Second Mortgage is HK\$2,000,000.

第二按揭及其申請受以下主要條款及條件規限：

The Second Mortgage and its application are subject to the following key terms and conditions:

1. 買方須先確定第一按揭銀行同意第二按揭之簽立，並能出示足夠文件證明第一按揭加第二按揭及其他貸款之每月總還款額不超過其每月總入息之半。

The Purchaser shall ensure that the first mortgage bank consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly installment of the first mortgage, Second Mortgage and any other loan does not exceed 50% of the Purchaser's total monthly income.

2. 第二按揭年期必須不長於第一按揭年期或25年，以較短年期為準。

The maximum tenure of the Second Mortgage shall not exceed the tenure of the first mortgage or 25 years, whichever is shorter.

3. 第二按揭首2年的年利率以第二承按人選用之港元最優惠利率(P)減1.5% (P-1.5%) p.a.計算。其後的年利率則以港元最優惠利率(P)加0.5% (P+0.5%) p.a.計算。P為浮動利率，於本價單日期P為每年5.25%。最終按揭利率以第二承按人審批結果而定，賣方並無就其作出，亦不得被視為就其作出任何不論明示或隱含之陳述，承諾或保證。

The interest rate of the first 2 years of the Second Mortgage shall be Hong Kong Dollar Prime Rate (P) quoted by the Second Mortgagee minus 1.5% (P-1.5%) p.a.. The interest rate for the rest of the term of the Second Mortgage shall be Hong Kong Dollar Prime Rate (P) plus 0.5% (P+0.5%) p.a.. P is subject to fluctuation. P as at the date of this price list is 5.25% per annum. The final mortgage rate will be subject to final approval by the Second Mortgagee. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect thereof.

4. 所有第二按揭之文件必須由第二承按人指定之律師行辦理，並由買方負責所有有關費用及支出。

All legal documents in relation to the Second Mortgage must be prepared by the solicitor's firm designated by the Second Mortgagee. All costs and expenses incurred shall be paid by the Purchaser.

5. 買方如成功提取第二按揭貸款，須向第二承按人支付手續費，金額等於第一按揭及第二按揭的按揭貸款總額之1%。

If the Purchaser successfully draws the Second Mortgage loan, an administration fee will be payable by the Purchaser to the Second Mortgagee, the amount of which is equivalent to 1% of the total loan amount of the first mortgage and Second Mortgage.

6. 如買方於提取第二按揭貸款後24個月內提早清還全數第二按揭貸款額，須向第二承按人支付罰款，其金額分別為：(i) 於第1至12個月期間提早清還全數第二按揭貸款額，須繳付全數清還前之第二按揭貸款尚餘本金之2%或(ii) 於第13至24個月期間提早清還全數第二按揭貸款額，須繳付全數清還前之第二按揭貸款尚餘本金之1%。

Full early repayment of the Second Mortgage within 24 months after the drawdown of the Second Mortgage loan is subject to a penalty as follows: (i) If the Second Mortgage is fully repaid within the period of 1st to 12th month, a penalty of 2% on the amount of the outstanding principal of the Second Mortgage; or (ii) If the Second Mortgage is fully repaid within the period of 13th to 24th month, a penalty of 1% on the amount of the outstanding principal of the Second Mortgage.

買方於決定選擇此優惠前，請先向第一按揭銀行及第二承按人查詢清楚第一按揭及第二按揭之按揭條款，批核條件及手續。

The Purchaser is advised to enquire with the first mortgagee bank and the Second Mortgagee on details of the terms and conditions of the mortgages, approval conditions and application procedures of the first mortgage and Second Mortgage before choosing this benefit.

有關第一按揭及第二按揭之批核與否及按揭條款以第一按揭銀行及第二承按人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。賣方並無亦不得被視作就第一按揭及第二按揭之按揭條款及批核作出任何不論明示或隱含之陳述，承諾或保證。不論第一按揭及第二按揭貸款獲批與否，買方仍須完成購買住宅物業及繳付該住宅物業的樓價全數。

The terms and conditions and the approval of application for the first mortgage and the Second Mortgage are subject to the final decision of the first mortgagee bank and the Second Mortgagee, and are not related to the Vendor (which shall under no circumstances be responsible therefor). No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor in respect of the terms and conditions and the approval of applications for the first mortgage and the Second Mortgage. The purchaser shall complete the purchase of the residential property and shall fully pay the purchase price of the residential property irrespective whether the first mortgage loan or Second Mortgage loan is approved or not.

4 (ii) (a) 售價獲得折扣的基礎:

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

見4(i)。

See 4(i).

- (b) 可就購買此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:

在4(i)列明的條款規限下，若買方選擇以「90天成交」付款計劃支付樓價並於買方簽署買賣合約後九十天內付清樓價，則樓價照訂價減8%。

Subject to and in accordance with the terms and conditions set out in 4(i), if the purchaser elects the 90 days completion payment plan and pay the purchase price in full within 90 days after signing of Agreement for Sale and Purchase, the purchase price will be the List Price less 8%.

- (c) 27樓D單位("連傢具單位")將連同傢具、裝置和其他實產(統稱"實產")一併出售，有關實產的詳細項目，請參考現安裝或放置於27樓D單位內的實產。賣方保留權利提供類似設計、款式、尺寸、裝修物料、顏色等之代替品以代替實產，而不須向買方作出通知。該間連傢具單位的實產的總估計價值為港幣\$300,000。購買該連傢具單位的買家可免費獲贈實產。賣方或其代表不會就實產作出任何形式的保證及陳述，更不會對其狀況、品質或效能作出任何形式的保證及陳述。實產將於連傢具單位完成交易時以「現狀」(即實產在交易日當天的狀況)交予買方。

Unit D on 27/F ("Furnished Unit") will be sold together with furniture, fittings and other chattels (collectively "Chattels"). For detailed items of the Chattels, please refer to the Chattels now installed at or placed within Unit D on 27/F. The Vendor reserves the right to substitute the Chattels with items of similar design, style, size, finishes and colour etc. without further notice to the Purchaser. The total estimated value of the Chattels is HK\$300,000 for that Furnished Unit. Purchaser of that Furnished Unit is entitled to have the Chattels at no extra consideration. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the Chattels or as to whether any of the Chattels are or will be in working condition. The Chattels will be handed over to the Purchaser on completion of the sale and purchase of that Furnished Unit in "as is" condition, meaning, the condition of the Chattels are or will be as at the date of completion.

- (d) 誰人負責支付買賣此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 the stamp duty, in connection with the sale and purchase of a specified residential property in the development:

- (1) 如買方選擇由賣方律師於買賣此項目中的指明住宅物業代表買方，賣方將支付買方於買賣合約及轉讓契的法律費用。

If the purchaser instructs the Vendor's solicitors to act for him in respect of the purchase of the specified residential property in the development, the Vendor will bear such solicitors' legal fees in respect of the Agreement for Sale and Purchase and the subsequent assignment.

- (2) 如買方選擇由其他律師(即非賣方律師)於買賣此項目中的指明住宅物業代表買方，買賣雙方必須各自承擔其於買賣合約及轉讓契的法律費用。

If the purchaser chooses to instruct his own solicitors (i.e. not the Vendor's solicitors) to act for him in respect of the purchase of the specified residential property in the development, each of the Vendor and purchaser shall pay his own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the subsequent assignment.

- (3) 買方須承擔及於臨時合約訂明的日期支付臨時合約、買賣合約和/或轉讓契的從價印花稅及買家印花稅(如有)。

Ad valorem stamp duty and Buyer's Stamp Duty (if any) on the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the assignment shall be borne by the purchaser and shall be paid on the date as stipulated in the Preliminary Agreement for Sale and Purchase.

- (4) 所有圖則費、契據認正本之費用包括圖則認正本、查冊費、登記費及其他支出費用，均由買方承擔。買方並須承擔所有與指明住宅物業按揭有關的法律費用及支出。

All plan fees, the costs of certified copies of the relevant title deeds including plan fees for such certified copies, search fees, registration fees and 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 of the specified residential property.

- (e) 買方須為就買賣此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:

如賣方同意買方提出的轉名要求，買方須繳付轉名手續費用，按照售價收百分之壹，但最低之手續費為港幣二仟元。

Should the Vendor, at the request of the purchaser, agrees the purchaser to transfer the benefit of the Preliminary Agreement for Sale and Purchase to a third party, the purchaser shall pay a handling charge to the Vendor at the rate of 1% of the purchase price subject to a minimum charge of HK\$2,000.00.

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: 中原地產代理有限公司、美聯物業代理有限公司、香港置業(地產代理)有限公司、利嘉閣地產有限公司、世紀21測量行有限公司及旗下特許經營商、置業18物業代理有限公司、太陽物業香港代理有限公司、金滙地產有限公司。
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。

The Vendor has appointed estate agents to act in the sale of any specified residential property in the development: Centaline Property Agency Limited, Midland Realty International Limited, Hong Kong Property Services (agency) Ltd, Ricacorp Properties Limited, Century 21 Surveyors Limited and Franchisees, 18 Property Agency Ltd, Sunrise Property HK Agency Ltd, Gamway Property Agency Limited.

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.starruby.com.hk**

The address of the website designated by the Vendor for the development is: **www.starruby.com.hk**