

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	尚都 The Ascent	期數(如有) Phase No. (if any)	-
發展項目位置 Location of Development	順寧道83號 83 Shun Ning 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)		157	

印製日期 Date of Printing	價單編號 Number of Price List
2016年8月9日	5

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
無 NIL	無 NIL	無 NIL

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
尚都 The Ascent	30	A	42.398 (456) 露台 Balcony: 2.004 (22) 工作平台 Utility Platform: 1.508 (16)	9,050,200	213,458 (19,847)	-	-	-	-	-	31.921 (344)	-	-	-
	29	A	40.345 (434) 露台 Balcony: - 工作平台 Utility Platform: 1.508 (16)	8,838,200	219,066 (20,365)	-	-	-	22.202 (239)	-	-	-	-	-
	30	E	42.584 (458) 露台 Balcony: 2.105 (23) 工作平台 Utility Platform: 1.508 (16)	9,089,800	213,456 (19,847)	-	-	-	-	-	31.990 (344)	-	-	-
	29	E	40.381 (435) 露台 Balcony: - 工作平台 Utility Platform: 1.508 (16)	8,858,900	219,383 (20,365)	-	-	-	22.224 (239)	-	-	-	-	-

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，以瞭解該項目的資料。

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 The terms of payment

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 Purchase Price obtained after applying the relevant discount(s) on the Price will be rounded down to the nearest hundred dollars.

在簽署臨時買賣合約時須繳付相等於樓價之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」。請另備支票以補足臨時訂金之餘額。

A Preliminary Deposit of 5% of the Purchase Price shall be paid upon the signing of the preliminary agreement for sale and purchase. A cashier order of HK\$100,000 being part of the Preliminary Deposit shall be made payable to "Mayer Brown JSM". Please also prepare cheque(s) to pay for the balance of the Preliminary Deposit.

(A) 即供優惠付款 (照售價減 9%) Cash Payment (9% discount on Price)

1. 相等於樓價5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of Purchase Price (“Preliminary Deposit”) 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 signing of the preliminary agreement for sale and purchase.
2. 樓價5%即加付訂金須於買方簽署臨時買賣合約後60日內繳付。
5% of Purchase Price being further deposit shall be paid within 60 days after the Purchaser's signing of the preliminary agreement for sale and purchase.
3. 樓價90%即樓價餘款須於買方簽署臨時買賣合約後120日內繳付。
90% of Purchase Price being balance of Purchase Price shall be paid within 120 days after the Purchaser's signing of the preliminary agreement for sale and purchase.

(B) 靈活優惠付款 (照售價減 5%) Flexible Payment (5% discount on Price)

1. 相等於樓價5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of Purchase Price (“Preliminary Deposit”) 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 signing of the preliminary agreement for sale and purchase.
2. 樓價5%即加付訂金須於買方簽署臨時買賣合約後60日內繳付。
5% of Purchase Price being further deposit shall be paid within 60 days after the Purchaser's signing of the preliminary agreement for sale and purchase.
3. 樓價1%須於2016年11月30日或之前繳付。
1% of the Purchase price shall be paid on or before 30 November 2016.
4. 樓價1%須於2017年3月31日或之前繳付。
1% of the Purchase price shall be paid on or before 31 March 2017.
5. 樓價1%須於2017年7月31日或之前繳付。
1% of the Purchase price shall be paid on or before 31 July 2017.
6. 樓價1%須於2017年11月30日或之前繳付。
1% of the Purchase price shall be paid on or before 30 November 2017.
7. 樓價1%須於2018年3月31日或之前繳付或於賣方向買方發出書面通知書可將發展項目中的指明住宅物業有效地轉讓予買方的日期起14日內繳付，以較早者為準。
1% of the Purchase price shall be paid on or before 31 March 2018 or within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser, whichever is earlier.
8. 樓價85%即樓價餘款於賣方向買方發出書面通知書可將發展項目中的指明住宅物業有效地轉讓予買方的日期起14日內繳付。
85% of Purchase Price being balance of Purchase Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser.

(C) 建築期付款 (照售價減 2%) Stage Payment (2% discount on Price)

1. 相等於樓價5%之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of Purchase Price (“Preliminary Deposit”) 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 signing of the preliminary agreement for sale and purchase.
2. 樓價5%即加付訂金須於買方簽署臨時買賣合約後60日內繳付。
5% of Purchase Price being further deposit shall be paid within 60 days after the Purchaser's signing of the preliminary agreement for sale and purchase.
3. 樓價90%即樓價餘款於賣方向買方發出書面通知書可將發展項目中的指明住宅物業有效地轉讓予買方的日期起14日內繳付。
90% of Purchase Price being balance of Purchase Price shall be paid within 14 days after the date of written notification to the Purchaser that the Vendor is in a position validly to assign the specified residential property in the Development to the Purchaser.

(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) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit

買方可獲額外3%售價折扣優惠作為「印花稅津貼」優惠。

An extra 3% discount on the Price would be offered to the Purchasers as the "Subsidy of Stamp Duty" Benefit.

(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) 備用第二按揭貸款 Standby Second Mortgage Loan

買方可向賣方的指定財務機構(「指定財務機構」)申請備用第二按揭貸款(「第二按揭貸款」)，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company ("designated financing company") for a Standby Second Mortgage Loan ("second mortgage loan"). Key terms are as follows:

- 買方必須於付清樓價餘額之日或買賣合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少60日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for the second mortgage loan not less than 60 days before date of settlement of the balance of the Purchase Price or the estimated material date for the Development as specified in the agreement for sale and purchase (whichever is earlier).
- 第二按揭貸款首36個月之按揭利率為香港上海匯豐銀行有限公司不時報價之港元最優惠利率(「港元最優惠利率」)減2.75% p.a.，其後之按揭利率為港元最優惠利率，利率浮動。最終按揭利率以指定財務機構審批結果而定。
Interest rate of second mortgage loan for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited ("Hong Kong Dollar Best Lending Rate") minus 2.75% p.a.; thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- 第二按揭貸款最高金額為淨樓價的30%。惟第一及第二按揭貸款總金額不得超過樓價的90%。
The maximum second mortgage loan amount shall be 30% of the net Purchase Price. But the total mortgage amount of first mortgage plus the Second Mortgage Loan shall not exceed 90% of Purchase Price.
- 第二按揭貸款年期最長為25年，或第一按揭貸款之年期，以較短者為準。
The maximum tenor of second mortgage loan shall be 25 years or the tenor of first mortgage loan, whichever is shorter.
- 買方須提供足夠文件證明其還款能力。
The Purchaser shall provide sufficient documents to prove his/her/its repayment ability.
- 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- 第一按揭貸款及第二按揭貸款申請需由有關承按機構獨立審批。
First mortgage loan and second mortgage loan shall be approved by the relevant mortgagees independently.
- 所有第二按揭法律文件需由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭的律師費用及雜費。
All legal documents of second mortgage shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the second mortgage.
- 買方需就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the second mortgage loan.
- 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款，指定財務機構有最終決定權。不論貸款獲批與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full Purchase Price of the residential property in accordance with the agreement for sale and purchase.

11. 賣方無給予或視之為已給予任何就備用第二按揭貸款之批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the approval of the Standby Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the second mortgage in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

(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

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正式買賣合約、按揭契、及轉讓契等法律文件，賣方同意為買方支付正式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 all legal documentation in relation to the purchase (including formal agreement for sale and purchase, mortgage and assignment, etc.), the Vendor agrees to bear the Purchaser's legal costs of the formal agreement for sale and purchase and the assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其正式買賣合約、按揭契及/或轉讓契法律文件，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之律師費用。

If the Purchaser chooses to instruct his/her own solicitors to act for him/her in respect of legal documentation in relation to the purchase (formal agreement for sale and purchase, mortgage and/or assignment), each of the Vendor and Purchaser shall pay his/her 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、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, 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、為申請豁免買家印花稅及/或從價印花稅較高稅率(第1標準)而須作出的任何法定聲明的費用、其他費用及代墊付費用及其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出，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, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

(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. 百利保物業代理有限公司 Paliburg Estate Agents 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.theascent.hk

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