

# 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	傲寓 SABLIER	期數 (如有) Phase No.(if any)	-
發展項目位置 Location of Development	福澤街8號 8 Fuk Chak Street		
發展項目中的住宅物業的總數 The total number of residential properties in the development			144

印製日期 Date of Printing	價單編號 Number of Price List
28 April 2023	6

## 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
28 May 2023	6A	-
28 July 2023	6B	-
27 September 2023	6C	-
29 November 2023	6D	-

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
SABLIER 傲寓	27	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,012,000	295,504 (27,476)	--	--	--	--	--	--	--	--	--	
	26	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,879,000	291,143 (27,070)	--	--	--	--	--	--	--	--	--	
	21	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,330,000	273,142 (25,396)	--	--	--	--	--	--	--	--	--	
	20	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,232,000	269,928 (25,098)	--	--	--	--	--	--	--	--	--	
	27	B	30.603 (329) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,526,000	278,600 (25,915)	--	--	--	--	--	--	--	--	--	
	26	B	30.603 (329) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,427,000	275,365 (25,614)	--	--	--	--	--	--	--	--	--	
	21	B	30.721 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,031,000	261,417 (24,263)	--	--	--	--	--	--	--	--	--	
	20	B	30.721 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,936,000	258,325 (23,976)	--	--	--	--	--	--	--	--	--	
	21	C	28.252 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,461,000	264,087 (24,543)	--	--	--	--	--	--	--	--	--	
	20	C	28.252 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,419,000	262,601 (24,405)	--	--	--	--	--	--	--	--	--	
	21	D	27.880 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,440,000	266,858 (24,800)	--	--	--	--	--	--	--	--	--	
	20	D	27.880 (300) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,400,000	265,423 (24,667)	--	--	--	--	--	--	--	--	--	

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair-hood	前庭 Terrace	庭院 Yard
SABLIER 傲寓	26	E	31.574 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,644,000	273,770 (25,424)	--	--	--	--	--	--	--	--	--	--
	21	E	31.549 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,298,000	263,019 (24,406)	--	--	--	--	--	--	--	--	--	--
	20	E	31.549 (340) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,226,000	260,737 (24,194)	--	--	--	--	--	--	--	--	--	--
	26	F	30.925 (333) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,870,000	286,823 (26,637)	--	--	--	--	--	--	--	--	--	--
	21	F	30.925 (333) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,292,000	268,133 (24,901)	--	--	--	--	--	--	--	--	--	--
	20	F	30.925 (333) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,155,000	263,703 (24,489)	--	--	--	--	--	--	--	--	--	--

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

(1) 準買家應參閱發展項目售樓說明書，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 of the Residential Properties (First-hand Sales) Ordinance.

(4) 註：在第(4)段中，『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』指臨時買賣合約中訂明的住宅物業的價錢。因應有關的支付條款及 / 或適用的折扣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。

Note: In paragraph (4), "Price" means the price of the residential property set out in Part 2 of this price list, and "Transaction Price" means the price of the residential property set out in the preliminary agreement for sale and purchase. The amount 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.

#### (i) 支付條款 Terms of Payment

##### (A) 120 天現金付款優惠計劃 120-day Cash Payment Plan (照售價減2%) (2% discount from the Price)

(1) 買方須於簽署臨時買賣合約(「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個工作日內簽署買賣合約(「正式合約」)。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

(2) 買方須於簽署臨時合約後 120 天內付清成交金額 95%作為成交金額之餘款。

95% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.

##### (B) 360 天現金付款優惠計劃 360-day Cash Payment Plan (照售價) (the Price)

(1) 買方須於簽署臨時買賣合約(「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個工作日內簽署買賣合約(「正式合約」)。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the Transaction Price upon signing of the Preliminary Agreement for Sale and Purchase ("PASP"). The Agreement for Sale and Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

(2) 買方須於簽署臨時合約後 90 天內再付成交金額 5%作為加付訂金。

5% of the Transaction Price being further deposit shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

(3) 買方須於簽署臨時合約後 360 天內付清成交金額 90%作為成交金額之餘款。

90% of the Transaction Price being balance of the Transaction Price shall be paid by the Purchaser(s) within 360 days after signing of the PASP.

(ii) 售價獲得折扣的基礎 The basis on which any discount on the Price is available

- (a) 見上述第4(i)段  
See paragraph 4(i) above
- (b) **「置業奧運」優惠 “Home Purchase in Olympic” Benefit**  
簽署臨時合約購買本價單中所列之住宅物業，可獲額外5%售價折扣優惠。  
An extra 5% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list.
- (c) **「活化西九」優惠 “Revitalized West Kowloon” Benefit**  
簽署臨時合約購買本價單中所列之住宅物業，可獲額外4%售價折扣優惠。  
An extra 4% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list.
- (d) **冬日限時優惠 Winter Time Limited Discount**  
凡於2024年1月31日或之前簽署臨時合約購買本價單中所列之住宅物業，可獲額外3%售價折扣優惠。  
An extra 3% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list on or before 31 January 2024.
- (e) **特選星級單位折扣 Supreme Selective Units Discount**  
於2023年5月1日起簽署臨時合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部分包括於發展項目其他價單內)之買方，售價可獲額外3%折扣。  
An extra 3% discount on the Price will be offered to a purchaser(s) who signs PASP to purchase any designated residential property as follows (some of which are included in this price list and the others are included in other price lists of the Development) starting from 1 May 2023.
- 16樓、20樓、21樓、23樓、26樓及27樓之A單位;  
20樓、21樓、26樓及27樓之B單位;  
17樓、18樓、19樓、20樓及21樓之C單位;  
17樓、19樓、20樓及21樓之D單位;  
9樓、10樓、11樓、20樓、21樓、23樓及26樓之E單位;  
8樓、9樓、11樓、12樓、20樓、21樓及26樓之F單位
- Flat A, 16/F, 20/F, 21/F, 23/F, 26/F or 27/F;  
Flat B, 20/F, 21/F, 26/F or 27/F;  
Flat C, 17/F, 18/F, 19/F, 20/F or 21/F;  
Flat D, 17/F, 19/F, 20/F or 21/F;  
Flat E, 9/F, 10/F, 11/F, 20/F, 21/F, 23/F or 26/F;  
Flat F, 8/F, 9/F, 11/F, 12/F, 20/F, 21/F or 26/F
- (f) **2023印花稅津貼折扣 2023 Stamp Duty Subsidy Discount**  
簽署臨時合約購買本價單中所列之住宅物業，可獲額外3%售價折扣優惠。  
An extra 3% discount on the Price would be offered to a purchaser(s) who signs the PASP to purchase a residential property listed in this price list.
- (g) **特選菁英單位折扣 Young Elite Selective Unit Discount**  
於2023年12月3日起簽署臨時合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內，部分包括於發展項目其他價單內)之買方，售價可獲額外3%折扣。  
An extra 3% discount on the Price will be offered to a purchaser(s) who signs PASP to purchase any designated residential property as follows (some of which are included in this price list and the others are included in other price lists of the Development) starting from 3 December 2023.
- 21樓之A單位;  
20樓及21樓之B單位;  
9樓之E單位;  
9樓及11樓之F單位
- Flat A, 21/F;  
Flat B, 20/F or 21/F;  
Flat E, 9/F;  
Flat F, 9/F or 11/F

(h) **特選專才單位折扣 Top Talent Selective Unit Discount**

於2023年12月3日起簽署臨時合約購買任何下列指定住宅物業(下列指定住宅物業部分包括於此價單內, 部分包括於發展項目其他價單內)之買方, 售價可獲額外5%折扣。

An extra 5% discount on the Price will be offered to a purchaser(s) who signs PASP to purchase any designated residential property as follows (some of which are included in this price list and the others are included in other price lists of the Development) starting from 3 December 2023.

21樓之A單位;  
20樓及21樓之B單位;  
9樓之E單位;  
9樓及11樓之F單位

Flat A, 21/F;  
Flat B, 20/F or 21/F;  
Flat E, 9/F;  
Flat F, 9/F or 11/F

(i) **傢具津貼折扣 Furniture Subsidy Discount**

(只適用於選購本價單F單位之買家 only applicable to the Purchaser(s) purchasing Flat F listed in this price list)

- (i) 如買方於簽署臨時合約時選擇傢具津貼折扣, 買方可獲港幣\$10,000售價折扣優惠。  
If the Purchaser chooses the Furniture Subsidy Discount upon the signing of PASP, the Purchaser will be offered HK\$10,000 discount on the price.
- (ii) 如買方於簽署臨時合約時不選擇傢具津貼折扣, 則買方可享有第(4)(iii)(b)段所述之傢具組合優惠。為免疑問, 就購買每個F單位住宅物業, 買方只可享有傢具津貼折扣或第(4)(iii)(b)段所述之傢具組合優惠的其中一項。  
If the Purchaser does not choose the Furniture Subsidy Discount upon the signing of PASP, the Purchaser is entitled to the Furniture Package Benefit set out in paragraph (4)(iii)(b). For the avoidance of doubt, for the purchase of each Flat F residential property, the Purchaser is only entitled to either the Furniture Subsidy Discount or the Furniture Package Benefit as set out in paragraph (4)(iii)(b).

(iii) **可就購買該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) 見上述第4(i)段及第4(ii)段  
See paragraph 4(i) and paragraph 4(ii) above

(b) **傢具組合優惠 Furniture Package Benefit**

(只適用於選購本價單F單位而沒有選擇傢具津貼折扣之買家 only applicable to the Purchaser(s) purchasing Flat F listed in this price list who do not choose the Furniture Subsidy Discount)

買方可免費獲贈由指定傢具公司提供下列表1所列明之裝飾、傢具和物件(「該傢具組合」)。該傢具組合將於指明住宅物業成交之後, 由指定傢具公司將該傢具組合以買方及/或指定傢具公司不時決定之方式(包括但不限於將該傢具組合放置於指明住宅物業之內)送贈予買方。惟買方須受以下條款及條件規限:

The Purchaser will be provided with the decoration, furniture and chattels as listed in the Table 1 below (the "Furniture Package") free of charge. The Furniture Package will be delivered by the designated furniture company to the Purchaser by way of gift after completion of sale and purchase of the specified residential property in such manner as may be decided by the Vendor and/or the designated furniture company from time to time (including but not limited to by leaving the Furniture Package in the specified residential property), subject to the Purchaser full compliance with the following terms and conditions:

- 有關該傢具組合的詳情(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 Package, please enquire with the designated furniture company.
- 買方須付清指明住宅物業之成交金額及按正式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:
  - 就本優惠有否引起任何爭議; 及  
there is any dispute arising from this benefit; and
  - 指定傢具公司交付予買方的所有或任何該傢具組合是否與本優惠之條款一致。  
all or any of the Furniture Package delivered by designated furniture company to the Purchaser is in accordance with the terms of this benefit.
- 若買方未能遵守、履行或符合臨時合約或正式合約內任何條款或條件, 賣方有權即時撤銷本優惠, 且並不損害賣方於臨時合約、正式合約或其他適用法律下之其他權利及濟助。如無論任何原因, 指明住宅物業的買賣未能按正式合約完成, 本優惠將終止, 買方亦不會因此獲得任何賠償。  
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 this benefit forthwith without prejudice to the Vendor's other rights and remedies under the PASP, the ASP or other applicable laws. If for whatever reason, the sale and purchase of the specified residential property is not completed in accordance with the ASP, then this benefit shall be terminated, and the Purchaser shall not be entitled to any compensation therefor.
- 賣方或其代表不會就本優惠及該傢具組合提供保養或作出任何保證或陳述, 更不會就該傢具組合中的任何項目之狀況、狀態、品質、性能或是否或會否在可運作狀態作出任何保證及陳述。如買方對該傢具組合有任何異議或質詢, 應直接聯絡指定傢具公司。賣方在任何情況下不會就有關或因本優惠及/或該傢具組合而產生的直接或間接的任何申索、索求、債務或損失負上任何責任。如對本優惠及/或該傢具組合有任何爭議, 以買方及指定傢具公司之最終決定為準。  
The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding this benefit and the Furniture Package. In particular, no warranty or representation whatsoever is given as to the condition, state, quality, fitness or as to whether any or all items in the Furniture Package are or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture Package, the Purchaser shall contact designated furniture company directly. The Vendor in any event shall not be held responsible for any claims, demands, liabilities or losses directly or indirectly incurred in connection with or in relation to this benefit and/or the Furniture Package. In the event of any dispute of this benefit and/or the Furniture Package, the decision of the Vendor and the designated furniture company shall be final.
- 本優惠受其他條款及條件限制。

The benefit is subject to other terms and conditions.

表1:  
Table 1:

位置 Location	項目 Items	數量 Quantity
客廳/飯廳 Living Room / Dining Room	鞋櫃 Shoe Cabinet	1
	電視地櫃 TV Cabinet	1
	梳化 Sofa	1
	吊燈 Pendant Lamp	1
	窗簾 Curtain	1
睡房 Bedroom	雙人床架 Double Bed Frame	1
	衣櫃 Wardrobe	1
	吊燈 Pendant Lamp	1
	窗簾 Curtain	1

**(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 agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the Vendor and 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 ad valorem stamp duty, 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，如：附加合約、有關樓宇交易之地契、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, 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(s). The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

- (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 :

其土地產代理有限公司  
Chevalier Real Estate Agency Limited

請注意：任何人可委任任何地產代理在購買該發展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.sablier.com.hk

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