

# 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
12 April 2021	4

## 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 July 2021	4A	-
29 September 2021	4B	-
20 October 2021	4C	✓
28 December 2021	4D	-
11 April 2022	4E	-

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 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	28	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	9,229,000	302,620 (28,137)	--	--	--	--	--	--	--	--	--	
	23	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,643,000	283,405 (26,351)	--	--	--	--	--	--	--	--	--	
	13	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,735,000 7,967,000	253,632 (23,582) 261,239 (24,290)	--	--	--	--	--	--	--	--	--	
	12	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,696,000	252,353 (23,463)	--	--	--	--	--	--	--	--	--	
	8	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,353,000	241,106 (22,418)	--	--	--	--	--	--	--	--	--	
	6	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,279,000	238,679 (22,192)	--	--	--	--	--	--	--	--	--	
	5	A	30.497 (328) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,241,000	237,433 (22,076)	--	--	--	--	--	--	--	--	--	
	28	B	30.603 (329) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,707,000	284,515 (26,465)	--	--	--	--	--	--	--	--	--	
	23	B	30.603 (329) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,233,000	269,026 (25,024)	--	--	--	--	--	--	--	--	--	
	16	B	30.721 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,588,000	246,997 (22,924)	--	--	--	--	--	--	--	--	--	
	15	B	30.721 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,551,000	245,793 (22,813)	--	--	--	--	--	--	--	--	--	
	5	B	30.721 (331) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,219,000	234,986 (21,810)	--	--	--	--	--	--	--	--	--	

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	11	C	28.252 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	7,076,000	250,460 (23,276)	--	--	--	--	--	--	--	--	--	
	6	C	28.252 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	6,901,000	244,266 (22,701)	--	--	--	--	--	--	--	--	--	
	5	C	28.252 (304) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	6,866,000	243,027 (22,586)	--	--	--	--	--	--	--	--	--	

### 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) (並無此編號之支付條款)  
(No terms of payment of such numbering)

(B) (並無此編號之支付條款)  
(No terms of payment of such numbering)

(C) (並無此編號之支付條款)  
(No terms of payment of such numbering)

(D) (並無此編號之支付條款)  
(No terms of payment of such numbering)

(E) (並無此編號之支付條款)  
(No terms of payment of such numbering)

(F) 180 天現金付款優惠計劃 180-day Cash Payment Plan (照售價減1%) (1% 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 180 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 180 days after signing of the PASP.

**(G) 360 靈活付款計劃 360 Flexible 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 1% 作為加付訂金。  
1% 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 180 天內再付成交金額 1% 作為加付訂金。  
1% of the Transaction Price being further deposit shall be paid by the Purchaser(s) within 180 days after signing of the PASP.
- (4) 買方須於簽署臨時合約後 270 天內再付成交金額 1% 作為加付訂金。  
1% of the Transaction Price being further deposit shall be paid by the Purchaser(s) within 270 days after signing of the PASP.
- (5) 買方須於簽署臨時合約後 360 天內付清成交金額 92% 作為成交金額之餘款。  
92% 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) **(並無此編號之折扣)**  
( No discount of such numbering )
- (c) **(並無此編號之折扣)**  
( No discount of such numbering )
- (d) **(並無此編號之折扣)**  
( No discount of such numbering )
- (e) **(並無此編號之折扣)**  
( No discount of such numbering )
- (f) **(並無此編號之折扣)**  
( No discount of such numbering )
- (g) **(並無此編號之折扣)**  
( No discount of such numbering )
- (h) **(並無此編號之折扣)**  
( No discount of such numbering )
- (i) **(並無此編號之折扣)**  
( No discount of such numbering )
- (j) **(並無此編號之折扣)**  
( No discount of such numbering )

(k) **節日限時折扣 Festival Limited Time Discount**

凡於2022年4月15日至2022年5月31日期間(包括該兩日)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 the Purchaser 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) between 15 April 2022 and 31 May 2022 (both days inclusive).

16樓、23樓或28樓之 A單位;  
28樓之 B單位;  
15樓、17樓或27樓之 C單位;  
19樓或28樓之 D單位;  
10樓、11樓或27樓之 E單位;  
8樓、12樓或28樓之 F單位;

Flat A, 16/F, 23/F or 28/F;  
Flat B, 28/F;  
Flat C, 15/F, 17/F or 27/F;  
Flat D, 19/F or 28/F;  
Flat E, 10/F, 11/F or 27/F;  
Flat F, 8/F, 12/F or 28/F

(l) **管理費優惠 Management Fee Benefit**

簽署臨時合約購買任何發展項目價單中所列之任何一個住宅物業的買方可獲由其士泛亞有限公司(「如此聘用的人」)提供該住宅物業之24個月管理費的優惠。此優惠僅限於2022年4月15日起(包括該日)首10個簽署臨時合約購買住宅物業的買方。為獲得本優惠,住宅物業之買方須按照臨時合約簽署正式合約及按照正式合約完成住宅物業的買賣,並妥為繳付簽署住宅物業轉讓契後首2個月的管理費,如此聘用的人將會代買方繳付住宅物業於簽署轉讓契後由第3個月至第26個月(包括該兩個月)為期24個月之管理費。此優惠詳情以相關交易文件條款及條件為準。

A purchaser who signs the PASP to purchase any one residential property in any price list of the Development may be offered to have a benefit of 24 months' management fee provided by Chevalier Pacific Limited ("Person so Engaged") for such residential property. This benefit is only limited to the first 10 purchasers who sign the PASP to purchase residential properties from (and inclusive of) 15 April 2022. For obtaining this benefit, the purchaser shall have signed the ASP in accordance with the PASP, and completed the sale and purchase in accordance with the ASP, and duly paid the management fees of the residential property for the first 2 months after execution of the Assignment of the residential property, the Person so Engaged will pay the management fee of the residential property for a period of 24 months from the 3rd month to the 26th month (both months inclusive) after execution of the Assignment for the purchaser. Details of this benefit are subject to the terms and conditions of the relevant transaction documents.

(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)及(4)(ii)段  
See paragraphs (4)(i) and (4)(ii) above

(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](http://www.sablier.com.hk)  
The address of the website designated by the Vendor for the development is: [www.sablier.com.hk](http://www.sablier.com.hk)