

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	尚嶺 Eivissa Crest	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	山道100號 No. 100 Hill 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)			106

印製日期 Date of Printing	價單編號 Number of Price List
9 January 2015	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
26 January 2015	6A	✓
4 March 2015	6B	-
6 April 2015	6C	-
4 May 2015	6D	✓
13 July 2015	6E	-
2 October 2015	6F	-
13 November 2015	6G	-
31 December 2015	6H	-
1 March 2016	6I	-
9 February 2017	6J	-
20 June 2017	6K	-

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，每平方呎 (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	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
						Air-conditioning plant room	Bay window	Cockloft	Flat roof	Garden	Parking space	Roof	Stairhood	Terrace	Yard
Eivissa Crest 尚嶺	37	A	97.430 (1,049) 露台 Balcony: 2.490 (27) 工作平台 Utility Platform: 1.5 (16)	36,024,900	369,752 (34,342)	-	1.425 (15)	-	-	-	-	44.500 (479)	5.354 (58)	-	-
				36,745,400	377,147 (35,029)										
				37,847,800	388,461 (36,080)										

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 any 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)

如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；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 :

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「羅文錦律師樓」。

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 「LO AND LO」.

「90天成交」付款計劃（照訂價） 90 days completion payment plan (List Price)

- 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.
- 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.
- 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.

備用第二按揭貸款（只適用於「90天成交」付款計劃）

Standby Second Mortgage Loan (Only applicable to EM Payment – 90 days completion)

買方可向「遠東物業代理(香港)有限公司」(「第二承按人」)申請最高達樓價之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」)貸款，惟第一按揭加第二按揭總貸款額合共不超過樓價之90%或物業估價之90% (以較低者為準)。

The Purchaser may apply for a Second Mortgage Loan through Far East Real Estate and Agency (H.K.) Limited (the "Second Mortgagee") for a maximum loan amount equivalent to 30% of the purchase price or 30% of the valuation of the property (as determined by the Second Mortgagee) (whichever is lower) (the "Second Mortgage"), provided that the loan amount of the first mortgage and the Second Mortgage shall not exceed 90% of the purchase price or 90% of the valuation of the property (whichever is lower).

買方申請受以下基本條款及條件規限：

The application of the Purchaser is subject to the following basic 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45%。
The Purchaser shall ensure that the first mortgagee bank consents to the execution of the Second Mortgage, and provide sufficient documents to prove that the total amount of monthly instalment of the first mortgage, Second Mortgage and any other loan does not exceed 45% 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 tenor of the Second Mortgage shall not exceed the tenor of the first mortgage or 25 years, whichever is shorter.
- 3 第二按揭的供款年利率為第二承按人選用之港元最優惠利率(P)計算，P為浮動利率，於本價單日期(P)為每年5%。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。
Interest rate of the Second Mortgage shall be Prime Rate quoted by the Second Mortgagee. P is subject to fluctuation. The (P) as at the date of this price list is 5% per annum. The final mortgage interest 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 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在第二承按人要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the Second Mortgagee.
- 5 第一按揭銀行須為第二承按人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。
The first mortgagee bank shall be nominated and referred by the Second Mortgagee and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- 6 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。
All legal documents in relation to the Second Mortgage(s) must be prepared by the solicitor's firm designated by the Second Mortgagee. All costs and expenses incurred shall be paid by the Purchaser.
- 7 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，行政費金額為港幣\$5,000。
If the Purchaser successfully draws the Second Mortgage Loan, an administration fee of HK\$5,000 will be payable by the Purchaser to the Second Mortgagee.
- 8 買方敬請向第二承按人查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否及其條款，第二承按人有最終決定權。不論第二按揭貸款獲批與否，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 Second Mortgagee about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms thereof are subject to the final decision of the Second Mortgagee. Irrespective of whether the Second Mortgage 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.
- 9 有關第二按揭貸款之批核與否及按揭條款以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。
The terms and conditions and the approval or disapproval of application for the Second Mortgage Loan are subject to the final decision of 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 Second Mortgage Loan.
- 10 第二按揭貸款受其他條款及細則約束。
The Second Mortgage Loan is subject to other terms and conditions.

備註：銀行會根據香港金融管理局的指引，將第二按揭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

- 4 (ii) 售價獲得折扣基礎: The basis on which any discount on the price is available:
見4(i)。
See 4(i).
- (iii) 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
見上述4(i)段及4(ii)段。
See paragraph 4(i) and 4(ii) above.
- (iv) 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 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、契據認正副本之費用包括圖則認正副本、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.
- (v) 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，按照售價收百份之壹，但最低之手續費為港幣二仟元。
Should the vendor, at the request of the purchaser, agree 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、田生地產有限公司、云房網絡(香港)代理有限公司。
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，但無必要委任地產代理。
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, Richfield Property Consultants Ltd, QFang Network (Hong Kong) 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 but need not do so.
6. 賣方就發展項目指定的互聯網網站的網址為: **www.eivissacreast.com**
The address of the website designated by the vendor for the development is: **www.eivissacreast.com**