

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 | 悅雅 The Astro | 期數(如有) Phase No. (if any) | -- |
| 發展項目位置 Location of Development | 元州街 310 號* 310 Un Chau 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) | | | 104 |

*此臨時門牌號數有待發展項目建成時確認 The above provisional street number is subject to confirmation when the Development is completed

| 印製日期 Date of Printing | 價單編號 Number of Price List |
|--------------------------|------------------------------|
| 2018-03-28 | 2 |

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：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.) | | | | | | | | | |
|--|---|--|-----------|----------------------------|--|---|------------------|----------------|-----------------|--------------|----------------------|------------|-----------------|---------------|------------|
| | | | | | | 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 |
| 15 | A | 16.049 (173) 露台 Balcony: - - 工作平台 Utility Platform: - - | 4,156,000 | 258,957 (24,024) | - | - | - | - | - | - | - | - | - | - | - |
| 15 | B | 20.120 (217) 露台 Balcony: - - 工作平台 Utility Platform: 1.535 (17) | 5,082,000 | 252,585 (23,420) | - | - | - | - | - | - | - | - | - | - | - |
| 15 | C | 22.103 (238) 露台 Balcony: 2.197 (24) 工作平台 Utility Platform: - - | 5,624,000 | 254,446 (23,631) | - | - | - | - | - | - | - | - | - | - | - |
| 15 | D | 22.103 (238) 露台 Balcony: 2.197 (24) 工作平台 Utility Platform: - - | 5,662,000 | 256,165 (23,790) | - | - | - | - | - | - | - | - | - | - | - |
| 15 | E | 20.120 (217) 露台 Balcony: - - 工作平台 Utility Platform: 1.535 (17) | 5,094,000 | 253,181 (23,475) | - | - | - | - | - | - | - | - | - | - | - |
| 15 | F | 16.058 (173) 露台 Balcony: - - 工作平台 Utility Platform: - - | 4,165,000 | 259,373 (24,076) | - | - | - | - | - | - | - | - | - | - | - |
| 19 | A | 16.049 (173) 露台 Balcony: - - 工作平台 Utility Platform: - - | 4,416,000 | 275,158 (25,527) | - | - | - | - | - | - | - | - | - | - | - |
| 19 | B | 20.074 (216) 露台 Balcony: - - 工作平台 Utility Platform: 1.628 (18) | 5,203,000 | 259,191 (24,088) | - | - | - | - | - | - | - | - | - | - | - |
| 19 | C | 31.447 (338) 露台 Balcony: 2.139 (23) 工作平台 Utility Platform: - - | 8,556,000 | 272,077 (25,314) | - | - | - | - | - | - | - | - | - | - | - |
| 19 | E | 20.074 (216) 露台 Balcony: - - 工作平台 Utility Platform: 1.628 (18) | 5,298,000 | 263,924 (24,528) | - | - | - | - | - | - | - | - | - | - | - |
| 19 | F | 16.058 (173) 露台 Balcony: - - 工作平台 Utility Platform: - - | 4,375,000 | 272,450 (25,290) | - | - | - | - | - | - | - | - | - | - | - |

價單第2號 Price List No. 2

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)
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 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) 註：於本第(4)段內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後之價錢）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以向下捨入方式換算至千位數作為成交金額。
Note: In this paragraph (4), "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded down to the nearest thousand to determine the Transaction Price.

(4)(i) **支付條款：**
Terms of Payment :

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金，其中港幣\$100,000作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "MAYER BROWN JSM".

(A) 現金或即時按揭付款計劃 - 120日成交：依照售價減 4%

Cash or Immediate Mortgage Payment Plan - transaction completed in 120 days : 4% discount on the Price

- 成交金額5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到賣方律師樓簽署正式買賣合約。
5% of the Transaction Price: shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the Vendor's solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 成交金額5%：於買方簽署臨時買賣合約後30日內支付。
5% of the Transaction Price: shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
- 成交金額90%：於買方簽署臨時買賣合約後120日內支付，或於賣方就其有能力將發展項目中的住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14日內支付，以較早者為準。
90% of the Transaction Price: shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.

(B) 180日付款計劃：依照售價減 3%

180 Days Payment Plan - 3% on the Price

- 成交金額5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of the Transaction Price: shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the Vendor's solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 成交金額5%：於買方簽署臨時買賣合約後30日內支付。
5% of the Transaction Price: shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
- 成交金額5%：於買方簽署臨時買賣合約後120日內支付，或於賣方就其有能力將發展項目中的住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14日內支付，以較早者為準。
5% of the Transaction Price: shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.
- 成交金額85%：於買方簽署臨時買賣合約後180日內支付，或於賣方就其有能力將發展項目中的住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14日內支付，以較早者為準。
85% of the Transaction Price: shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.

(C) 240日付款計劃：依照售價減 2%

240 Days Payment Plan - 2% on the Price

- 成交金額5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。
5% of the Transaction Price: shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the Vendor's solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
- 成交金額5%：於買方簽署臨時買賣合約後30日內支付。
5% of the Transaction Price: shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.
- 成交金額5%：於買方簽署臨時買賣合約後120日內支付，或於賣方就其有能力將發展項目中的住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14日內支付，以較早者為準。
5% of the Transaction Price: shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.

4. 成交金額85%：於買方簽署臨時買賣合約後240日內支付，或於賣方就其有能力將發展項目中的住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14日內支付，以較早者為準。
85% of the Transaction Price: shall be paid by the Purchaser within 240 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.

(D) 建築期付款計劃：依照售價

Stage Payment Plan – in accordance with the Price

1. 成交金額 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。

5% of the Transaction Price: shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the Vendor's solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 成交金額 5%：於買方簽署臨時買賣合約後30日內支付。

5% of the Transaction Price: shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 成交金額 5%：於買方簽署臨時買賣合約後120日內支付，或於賣方就其有能力將發展項目中的住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14日內支付，以較早者為準。

5% of the Transaction Price: shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase, or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser, whichever is earlier.

4. 成交金額 85%：於賣方就其有能力將發展項目中的住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14日內支付。

85% of the Transaction Price: shall be paid by the Purchaser within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential property in the Development to the Purchaser.

(4)(ii) 售價獲得折扣的基礎

The basis on which any discount on the Price is available

見以上第(4)(i)段。

See paragraph (4)(i) above.

(4)(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:

沒有。

Nil.

(4)(iv) 誰人負責支付買賣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 stamp duty in connection with the sale and purchase of a specified residential property in the Development:

- (a) 買方須繳付一切有關擬備、簽訂、完成、加蓋印花及登記住宅物業之臨時買賣合約、正式買賣合約及轉讓契的律師費和其他費用。

The Purchaser shall pay all the legal costs and disbursements of and incidental to the preparation, execution, completion, stamping and registration of the Preliminary Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase and the subsequent assignment of the residential property.

- (b) 如買方同時聘用賣方之律師於住宅物業之正式合約及轉讓契及按揭契中代表買方，賣方將促使賣方的律師同意豁免收取買方須繳付給賣方的律師處理該項目中的指明住宅物業之正式合約及轉讓契的律師費。如買方選擇聘用其他律師代表買方處理有關之交易，買賣雙方須負責支付各自有關正式買賣合約及轉讓契兩項法律文件之律師費用。

If but only if the Purchaser also instructs the Vendor's solicitors to act for the Purchaser in the Formal Agreement for Sale and Purchase and the subsequent assignment and the mortgage of the residential property, the Vendor will procure the Vendor's solicitors to waive the legal cost of the Formal Agreement for Sale and Purchase and the assignment of the residential property payable by the Purchaser to the Vendor's solicitors. If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the Vendor and the Purchaser shall pay his own solicitors' fees in respect of the Formal Agreement for Sale and Purchase and the assignment.

- (c) 買方須就住宅物業之臨時買賣合約、正式買賣合約及轉讓契支付所有印花稅，包括但並不限於從價印花稅、買家印花稅(如有)及額外印花稅(如有)及任何與過期繳付任何印花稅有關的罰款、利息及附加費用。

All stamp duties payable on the Preliminary Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase and the subsequent assignment of the residential property, including but not limited to ad valorem stamp duty, buyer's stamp duty (if any), special stamp duty (if any) and any penalty, interest and surcharge, etc. for late payment of any stamp duty, shall be borne by the purchaser.

(4)(v) 買方須為就買賣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:

買方須繳付任何其他法律文件(包括但不限於買方提名書及補充協議)之律師費和其他費用、擬備大廈公契及管理協議及附於公契之圖則費用之適當分攤費用、住宅物業之樓契認證副本之費用、正式買賣合約及轉讓契之圖則費、一概有關臨時合約、正式合約及轉讓契之登記費及其他費用及擬備住宅物業按揭(如有)之律師費及其他費用、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、及其他有關所購物業的買賣的文件的所有法律及其他實際支出。

The Purchaser shall pay all the legal costs and charges in relation to any other legal documents including but not limited to nomination and supplemental agreement, a due proportion of the costs for the preparation of the deed of mutual covenants and management agreement of the Development and the plans attached thereto, all costs for preparing certified copies of title deeds and documents of the residential property, all professional fees for the plans to be annexed to the Formal Agreement for Sale and Purchase and the subsequent assignment of the residential property in the development, all registration fees and other disbursements payable on the Preliminary Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase and the subsequent assignment of the residential property and all legal costs and other costs and disbursements in respect of any mortgage (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.

- (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。

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development: Centaline Property Agency Limited.

請注意：任何人可委任任何地產代理在購買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.theastro.com.hk

The address of the website designated by the Vendor for the Development is: www.theastro.com.hk