

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	傲璇 OPUS HONG KONG	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	司徒拔道53號 53 Stubbs 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)			12

印製日期 Date of Printing	價單編號 Number of Price List
15-Dec-2014	1

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
28/04/2015	1A	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 Stair- hood	前庭 Terrace	庭院 Yard
傲璇 OPUS HONG KONG	G/F & 1/F	複式A單位 Flat A (Duplex)	481.962 (5,188) 露台 Balcony: 3.336 (36) 工作平台 Utility Platform: - 陽台 Verandah: 10.539 (113)	520,000,000	1,078,923 (100,231)	17.460 (188)	3.250 (35)	--	--	301.444 (3,245)	--	--	--	--	--
	G/F & 1/F	複式B單位 Flat B (Duplex)	447.661 (4,819) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 24.261 (261)	480,000,000	1,072,240 (99,606)	18.662 (201)	1.817 (20)	--	--	327.040 (3,520)	--	--	--	--	--
	2/F	-	478.077 (5,146) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 49.659 (535)	385,000,000	805,310 (74,815)	12.785 (138)	1.582 (17)	--	4.858 (52)	--	--	--	--	--	--
	3/F	-	476.785 (5,132) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 45.697 (492)	395,000,000	828,466 (76,968)	19.966 (215)	1.582 (17)	--	--	--	--	--	--	--	--
	5/F	-	478.861 (5,154) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 44.826 (483)	400,000,000	835,315 (77,610)	16.945 (182)	1.582 (17)	--	--	--	--	--	--	--	--

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 Stair- hood	前庭 Terrace	庭院 Yard
傲璇 OPUS HONG KONG	6/F	-	483.022 (5,199) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 45.557 (490)	390,000,000	807,417 (75,014)	11.203 (121)	1.582 (17)	--	--	--	--	--	--	--	--
	7/F	-	489.719 (5,271) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 46.731 (503)	415,000,000	847,425 (78,733)	--	1.582 (17)	--	--	--	--	--	--	--	--
	12/F	-	505.786 (5,444) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16) 陽台 Verandah: 50.731 (546)	520,000,000	1,028,103 (95,518)	--	1.582 (17)	--	--	--	140.099 (1,508)	--	--	--	--

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 section 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 Terms of Payment

註：「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。因應相關折扣（如有）按售價計算得出之價目，以四捨五入方式換算至千位數作為樓價。

"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 price obtained after applying the relevant discount(s) (if any) on the price will be rounded off to the nearest thousand to determine the purchase price.

90天付款計劃 90-day Payment Method

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。臨時訂金須以銀行本票繳付，本票抬頭請寫「孖士打律師行」或 "Mayer Brown JSM"。

Upon signing the Preliminary Agreement for Sale and Purchase, purchasers should pay an initial deposit equivalent to 5% of the purchase price by cashier order, payable to "Mayer Brown JSM" or "孖士打律師行".

於簽署臨時買賣合約後的五個工作天內到律師樓簽署正式買賣合約，並繳付相等於樓價 5%之款額。

The Formal Agreement for Sale and Purchase must be executed within 5 working days after the date of the signing of the Preliminary Agreement for Sale and Purchase. A further sum equivalent to 5% of the purchase price shall be paid upon signing the Formal Agreement for Sale and Purchase.

於簽署臨時買賣合約後90日內繳付樓價90%之餘款。

90% of the purchase price (balance of the purchase price) to be paid within 90 days after the date of the signing of the Preliminary Agreement for Sale and Purchase.

(4)(ii) 售價獲得折扣的基礎

Basis on which any discount on the price is available

特別優惠 Special Discount

在本價單編號1A生效之日起至2015年5月31日(包括首尾兩日)期間，就首4個列於本價單編號1A之指明住宅物業而簽署臨時買賣合約的買家，可獲下述(A)項或(B)項之特別優惠。

The following Special Discount (A) or Special Discount (B) would be offered to the purchaser(s) who signed Preliminary Agreements for Sale and Purchase for the first 4 specified residential properties in this Price List No. 1A during the period from the effective date of this Price List No. 1A to 31 May 2015 (both days inclusive).

(A) 若購買本價單編號1A所列之指明住宅物業單位一個，買方可獲得相等於售價之4.25%的折扣優惠(「特別優惠(A)」)。

A 4.25% discount on the Price would be offered to the purchaser who purchase one specified residential property in this Price List No. 1A ("Special Discount (A)").

(B) 若同時購買本價單編號1A所列之指明住宅物業單位兩個或以上(「所購買之物業」), 買方可獲得相等於售價之7.5%折扣優惠(「特別優惠(B)」)。賣方將受限於及根據下列條款及條件提供特別優惠(B) :-

A 7.5% discount on the Price (“Special Discount (B)”) would be offered to the purchaser(s) who purchase two or more specified residential properties in this Price List No.1A at the same time (the “purchased properties”). The Special Discount (B) will be provided by the vendor subject to and in accordance with the following terms and conditions:-

- (1) 所購買之物業之臨時買賣合約須於同一時間簽署。所購買之物業之正式買賣合約須於同一時間簽署。而所購買之物業之成交亦須於同一時間完成。
The Preliminary Agreement(s) for Sale and Purchase covering the purchased properties must be entered into at the same time. The Formal Agreement(s) for Sale and Purchase covering the purchased properties must be entered into at the same time. The completion of the purchase of the purchased properties must also take place at the same time.
- (2) 若有多於一名買方, 則買方須提供令賣方滿意之相關及有效文件證明所有買方為「合資格有關連人士」, 即: -
Where there is more than one purchaser, each of the purchasers must provide relevant and valid documentation to the satisfaction of the vendor proving that all the purchasers are “qualified related persons”, that is:-
 - (i) (若所有買方是個人買家) 他們同為直系親屬(即一名買方為另一名買方或其中一名買方之配偶, 父母, 子女, 兄弟姊妹, 祖父母或孫); 或
(if all purchasers are individual purchasers) they are immediate family members (i.e. one purchaser is the spouse, parent, child, sibling, grandparent or grandchild of the other purchaser or one of the other purchasers); or
 - (ii) (若所有買方是公司買家) 買方之間有共同的董事或股東或買方為同一公司集團的成員; 或
(if all purchasers are company purchasers) there is common directorship or shareholding between or among such purchasers, or they are members of the same group of companies; or
 - (iii) (若買方有至少一名個人買家和一名公司買家) 一名個人買家或其直系親屬為其餘公司買家或其中一名公司買家的董事或股東, 但若買方有多於一名個人買家, 所有個人買家應同為直系親屬(即一名買方為另一名買方或其中一名買方之配偶, 父母, 子女, 兄弟姊妹, 祖父母或孫); 或
if the purchasers shall consist of at least one individual purchaser and one company purchaser) an individual purchaser or his/her immediate family member is a director or shareholder of the other purchaser company or one of the other purchaser companies provided that if there is more than one individual purchaser, they are immediate family members (i.e. one purchaser is the spouse, parent, child, sibling, grandparent or grandchild of the other purchaser or one of the other purchasers);
 - (iv) 所有買方按賣方酌情接受的方式為有關連人士。
the purchasers are related to each other in such manner as shall, in the discretion of the vendor, be acceptable to the vendor.

賣方有絕對權利決定買方是否「合資格有關連人士」。如有任何關於買方關係之爭議, 則賣方的決定為最終決定。

The vendor shall have the absolute discretion to determine whether the purchasers are “qualified related persons”. In case of any dispute relating to or arising from the relationship of the purchasers, the vendor’s decision shall be final.

- (3) 買方享有其適用於相關所購買之物業之特別優惠(B)的資格是受限於本(B)項及臨時買賣合約、正式買賣合約之條款及條件及其他賣方訂明之條款及條件。賣方對解釋本(B)項及所有關於特別優惠之事宜有絕對決定權，如有任何爭議，則賣方之決定為最終及不可推翻的決定並對買方具約束力。

A purchaser's entitlement to the Special Discount (B) applicable to the relevant purchased property is subject to the terms and conditions in this sub-item (B) and those contained in the Preliminary Agreement(s) for Sale and Purchase, the Formal Agreement(s) for Sale and Purchase and such other terms and conditions as prescribed by the vendor. The vendor shall have the absolute discretion in connection with the interpretation of this sub-item (B) and all matters relating to the Special Discount and in the event of dispute, the vendor's decision shall be final and conclusive and binding on the purchaser.

- (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

- (A) 從價印花稅現金優惠

Cash Benefit on Ad Valorem Stamp Duty ("AVD")

買方根據正式買賣合約及其他賣方訂明之條款及條件完成住宅物業買賣(包括但不限於已繳付所有應繳付的印花稅)後，可獲賣方提供相等於該住宅物業所購買之住宅物業樓價之7.5%之現金優惠(「從價印花稅現金優惠」)。買方須於完成購買該住宅物業的日期前至少7天以書面通知賣方，並向賣方提交令至賣方滿意的書面證據(包括但不限於稅務局發出的正式收據)證明已支付正式買賣合約應付的從價印花稅。賣方會於收到通知及所有相關書面證據(包括但不限於稅務局發出的正式收據)並確認有關資料無誤後將從價印花稅現金優惠直接用於支付部份樓價餘額。如有爭議，以賣方最終決定為準。

The purchaser will be offered a cash benefit equivalent to 7.5% of the purchase price of the specified residential property ("AVD Cash Benefit"), subject to the completion of sale and purchase of the residential property in accordance with the Formal Agreement for Sale and Purchase and such other terms and conditions as prescribed by the vendor (including but not limited to payment of all stamp duty payable). The purchaser shall, at least 7 days before the date of completion of the sale and purchase of the residential property, inform the vendor in writing and submit to the vendor documentary evidence (including, without limitation, official receipt(s)) issued by the Stamp Office to the satisfaction of the vendor proving the due payment of the AVD payable on the Formal Agreement for Sale and Purchase. The vendor will apply the AVD Cash Benefit for part payment of the balance of the purchase price directly after the vendor has received the written notification and all the relevant documentary evidence (including, without limitation, official receipt(s)) from the purchaser and has verified the information submitted by the purchaser. The vendor shall have the absolute discretion in case of dispute.

從價印花稅現金優惠以四捨五入方式調整至最接近整數。

The AVD Cash Benefit shall be rounded off to the nearest Hong Kong Dollar.

(B) 地下及1樓的複式B單位及2樓單位的售價包括單位內之裝置、裝修物料及設備的價值，每個住宅單位內之裝置、裝修物料及設備的估計價值為港幣18,000,000元。
The Prices of Flat B (Duplex) on G/F & 1/F and 2/F unit are inclusive of the value of the fittings, finishes and appliances therein, which are estimated at HK\$18,000,000.00 for each residential unit.

(C) 每個指明住宅物業的售價包括由賣方指定的該項目內私人車位兩個。
The Price of each specified residential unit includes two private car parking spaces in the development as designated by the vendor.

(4)(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、按揭及樓契等法律文件，賣方同意為買方支付正式買賣合約及樓契兩項法律文件之律師費用。
如買方選擇（或必須）另聘代表律師作為買方之代表律師處理其正式買賣合約、按揭及樓契等法律文件，買賣雙方須各自負責有關買賣合約及其他樓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 documents in relation to the purchase, the vendor agrees to bear the legal cost of the formal agreement for sale and purchase and the assignment. If the Purchaser chooses (or is required) to instruct his own solicitors to act for him in relation to the purchase, each of the vendor and Purchaser shall pay his own solicitors' legal fees in respect of the formal agreement for sale and purchase and the assignment.

買方需支付厘印費，買家印花稅*及特別印花稅*（*如適用）

All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyers' Stamp Duty* and Special Stamp Duty* payments will be borne by the purchaser (*if applicable)

(4)(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

有關按揭及其他法律文件之律師費如：附加合約、有關該樓宇交易之地契、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 other legal costs and charges including 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. The Purchaser shall also pay and bear all legal costs and disbursements in respect of any Mortgage related to the sale and purchase of a specified residential property in the development.

(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:

第一太平戴維斯(香港)有限公司

Savills (Hong Kong) Limited

仲量聯行

Jones Lang LaSalle Limited

云房網絡(香港)代理有限公司

Qfang Network (Hongkong) Agency Limited

中原地產代理有限公司

Centaline Property Agency Limited

美聯物業代理有限公司

Midland Realty International Limited

利嘉閣地產有限公司

Ricacorp Properties Limited

香港置業(地產代理)有限公司

Hong Kong Property Services (Agency) 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.opushongkong.com

The address of the website designated by the vendor for the development is: