



LUXE

發展項目：新界沙田石門安耀街5號

Development: No. 5 On Yiu Street, Shek Mun, Sha Tin, New Territories

日期：2018年11月04日

Date : 04 November 2018

**Price List 價單**

樓層	單位	建築面積 (平方呎)	實用面積 (平方呎)	平台面積 (平方呎)	梯屋 (平方呎)	天台 (平方呎)	每呎售價 (按建築面積計) (港幣\$/平方呎)	樓價 (港幣\$)
Floor	Unit	Gross Floor Area (sq. ft.)	Saleable Area (sq. ft.)	Flat Roof Area (sq. ft.)	Stairhood Area (sq. ft.)	Roof Area (sq. ft.)	Unit Price (on Gross Floor Area) (HK\$ per sq. ft.)	Purchase Price (HK\$)
2/F	S17	566	340	137	-	-	\$15,686	\$8,878,000
2/F	S18	603	362	160	-	-	\$15,502	\$9,348,000
2/F	N5	585	351	101	-	-	\$14,515	\$8,491,000



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5/F	S1	553	332	-	-	-	\$12,201	\$6,747,000
5/F	S2	423	254	-	-	-	\$12,291	\$5,199,000
5/F	S3	426	256	-	-	-	\$12,291	\$5,236,000
5/F	S5	426	256	-	-	-	\$12,770	\$5,440,000
5/F	S6	426	256	-	-	-	\$12,887	\$5,490,000
5/F	S7	426	256	-	-	-	\$12,232	\$5,211,000
5/F	S8	426	256	-	-	-	\$12,094	\$5,152,000
5/F	S9	410	246	-	-	-	\$12,173	\$4,991,000
5/F	S10	435	261	-	-	-	\$12,352	\$5,373,000
5/F	S11	423	254	-	-	-	\$11,544	\$4,883,000
5/F	S12	438	263	-	-	-	\$11,064	\$4,846,000
5/F	S15	415	249	-	-	-	\$11,672	\$4,844,000
5/F	S16	453	272	-	-	-	\$11,733	\$5,315,000
5/F	S17	566	340	-	-	-	\$11,382	\$6,442,000
5/F	S18	603	362	-	-	-	\$11,919	\$7,187,000
5/F	N1	501	301	-	-	-	\$11,054	\$5,538,000
5/F	N2	533	320	-	-	-	\$12,139	\$6,470,000
5/F	N3	406	244	-	-	-	\$11,850	\$4,811,000
5/F	N5	421	253	-	-	-	\$12,546	\$5,282,000
5/F	N6	410	246	-	-	-	\$11,846	\$4,857,000
5/F	N7	530	318	-	-	-	\$12,109	\$6,418,000
5/F	N8	521	313	-	-	-	\$11,774	\$6,134,000



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Floor	Unit	Gross Floor Area (sq. ft.)	Saleable Area (sq. ft.)	Flat Roof Area (sq. ft.)	Stairhood Area (sq. ft.)	Roof Area (sq. ft.)	Unit Price (on Gross Floor Area) (HK\$ per sq. ft.)	Purchase Price (HK\$)
11/F	S1	553	332	-	-	-	\$12,445	\$6,882,000
11/F	S2	423	254	-	-	-	\$12,532	\$5,301,000
11/F	S3	426	256	-	-	-	\$12,533	\$5,339,000
11/F	S5	426	256	-	-	-	\$12,995	\$5,536,000
11/F	S6	426	256	-	-	-	\$13,113	\$5,586,000
11/F	S7	426	256	-	-	-	\$12,474	\$5,314,000
11/F	S8	426	256	-	-	-	\$12,340	\$5,257,000
11/F	S9	410	246	-	-	-	\$12,417	\$5,091,000
11/F	S10	435	261	-	-	-	\$12,591	\$5,477,000
11/F	S11	423	254	-	-	-	\$11,806	\$4,994,000
11/F	S12	438	263	-	-	-	\$11,735	\$5,140,000
11/F	S15	415	249	-	-	-	\$12,352	\$5,126,000
11/F	S16	453	272	-	-	-	\$12,408	\$5,621,000
11/F	S17	566	340	-	-	-	\$12,058	\$6,825,000
11/F	S18	603	362	-	-	-	\$12,597	\$7,596,000
11/F	N1	501	301	-	-	-	\$11,721	\$5,872,000
11/F	N2	533	320	-	-	-	\$12,818	\$6,832,000
11/F	N3	406	244	-	-	-	\$12,527	\$5,086,000
11/F	N5	421	253	-	-	-	\$13,228	\$5,569,000
11/F	N6	410	246	-	-	-	\$12,527	\$5,136,000
11/F	N7	530	318	-	-	-	\$12,789	\$6,778,000
11/F	N8	521	313	-	-	-	\$12,449	\$6,486,000



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Floor	Unit	Gross Floor Area (sq. ft.)	Saleable Area (sq. ft.)	Flat Roof Area (sq. ft.)	Stairhood Area (sq. ft.)	Roof Area (sq. ft.)	Unit Price (on Gross Floor Area) (HK\$ per sq. ft.)	Purchase Price (HK\$)
25/F	S2	423	254	-	-	-	\$13,612	\$5,758,000
25/F	S3	426	256	-	-	-	\$13,613	\$5,799,000
25/F	S5	426	256	-	-	-	\$14,063	\$5,991,000
25/F	S6	426	256	-	-	-	\$14,176	\$6,039,000
25/F	S7	426	256	-	-	-	\$13,556	\$5,775,000
25/F	S8	426	256	-	-	-	\$13,425	\$5,719,000
25/F	S9	410	246	-	-	-	\$13,498	\$5,534,000
25/F	S10	435	261	-	-	-	\$13,669	\$5,946,000
25/F	S11	423	254	-	-	-	\$12,905	\$5,459,000
25/F	S12	438	263	-	-	-	\$12,849	\$5,628,000
25/F	S15	415	249	-	-	-	\$13,448	\$5,581,000



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Floor	Unit	Gross Floor Area (sq. ft.)	Saleable Area (sq. ft.)	Flat Roof Area (sq. ft.)	Stairhood Area (sq. ft.)	Roof Area (sq. ft.)	Unit Price (on Gross Floor Area) (HK\$ per sq. ft.)	Purchase Price (HK\$)
26/F	S1	1,081	649	120	-	-	\$15,816	\$17,097,000



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Floor	Unit	Gross Floor Area (sq. ft.)	Saleable Area (sq. ft.)	Flat Roof Area (sq. ft.)	Stairhood Area (sq. ft.)	Roof Area (sq. ft.)	Unit Price (on Gross Floor Area) (HK\$ per sq. ft.)	Purchase Price (HK\$)
26/F	S5	1,105	663	245	-	-	\$16,479	\$18,209,000

發展項目：新界沙田石門安耀街5號W Luxe

Development: W Luxe, No. 5 On Yiu Street, Shek Mun, Sha Tin, New Territories

### 支付條款 Payment Terms

\*\*所有款項須以銀行本票或律師樓支票形式繳付，抬頭人須寫「孖士打律師行」或 "Mayer Brown"。

- |                    |                                  |
|--------------------|----------------------------------|
| 1. 臨時訂金 (樓價之5%)    | : 於簽署訂購合約時繳付                     |
| 2. 加付訂金            | : 簽署訂購合約的日期後5個工作天內繳付及於當天簽署正式買賣合約 |
| 3. 部份樓價 (樓價之5%)    | : 簽署訂購合約的日期後2個月內繳付               |
| 4. 部份樓價 (樓價之2.5%)  | : 簽署訂購合約的日期後6個月內繳付               |
| 5. 部份樓價 (樓價之2.5%)  | : 簽署訂購合約的日期後9個月內繳付               |
| 6. 部份樓價 (樓價之2.5%)  | : 簽署訂購合約的日期後12個月內繳付              |
| 7. 樓價餘額 (樓價之82.5%) | : 於賣方發出「成交通知書」起計14天內繳付           |

\*\* All payments should be made by Cashier's Orders or Solicitor's cheques made payable to "Mayer Brown".

- |                                                            |                                                                                                                                                       |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Preliminary Deposit (5% of Purchase Price)              | : Upon signing of Memorandum for Sale                                                                                                                 |
| 2. Further Deposit                                         | : Within 5 working days after the date of signing of Memorandum for Sale and on which date the formal Agreement for Sale and Purchase shall be signed |
| 3. Part payment of Purchase Price (5% of Purchase Price)   | : Within 2 months after the date of signing of Memorandum for Sale                                                                                    |
| 4. Part payment of Purchase Price (2.5% of Purchase Price) | : Within 6 months after the date of signing of Memorandum for Sale                                                                                    |
| 5. Part payment of Purchase Price (2.5% of Purchase Price) | : Within 9 months after the date of signing of Memorandum for Sale                                                                                    |
| 6. Part payment of Purchase Price (2.5% of Purchase Price) | : Within 12 months after the date of signing of Memorandum for Sale                                                                                   |
| 7. Balance of Purchase Price (82.5% of Purchase Price)     | : Within 14 days from the Vendor's written notice of completion                                                                                       |

### 條款及細則 Terms & Conditions

- 上述物業是《印花稅條例》第29A(1)條所指的**非住宅物業**。  
The above-mentioned Property is **non-residential property** within the meaning of Section 29A(1) of the Stamp Duty Ordinance.
- 準買家請參閱賣方所提供連同本價單派發之有關發展項目及銷售資料之詳情。  
Prospective purchasers please refer to details of the development and sales information distributed with this price list provided by the Vendor.
- 如買方於簽署訂購合約後，不論基於任何原因未能履行訂購合約之條款，包括沒有於簽署訂購合約的日期後5個工作天內簽署正式買賣合約及/或未按以上支付條款繳付加付訂金或部份樓價或樓價餘額，賣方除可將買方已付之臨時訂金中相等於上述物業樓價之3%沒收外，並有權將訂購合約終止及將上述物業再行出售予他人而毋須知會買方。  
If a purchaser who has signed a Memorandum for Sale does not, for any reason, comply with any of the terms and conditions of the Memorandum for Sale including the failure to sign the formal Agreement for Sale and Purchase within 5 working days after the date of signing of Memorandum for Sale and/or pay further deposits or further part payments of purchase price or balance of purchase price in accordance with the above-mentioned payment terms, part of the Preliminary Deposit(s) in an amount of 3% of the Purchase Price of the Property shall be absolutely forfeited to the Vendor and the Vendor shall then be entitled at his absolute discretion to terminate the Memorandum for Sale and to sell the Property to anyone he thinks fit without further notice to the Purchaser.
- 訂購合約只適用於買方個人，買方無權要求賣方與其他人仕簽署買賣合約，買方亦無權將訂購合約之權益以任何形式轉讓給第三者。  
The Memorandum for Sale is personal to the Purchaser, and the Purchaser shall have no right to request the Vendor to enter into any Agreement for Sale and Purchase with any other person and shall have no right to transfer the benefit of the Memorandum for Sale to a third party in any form whatsoever.
- 所有車場單位只可轉讓予上層單位或商業物業的業主。  
All Carpark Units shall only be assigned to Owners of Upper Units or Commercial Accommodation.
- 已選擇之裝置及裝修物料選項(如有)不得更改。  
There shall not be any change to the chosen fittings and finishes option (if any).
- 實用面積不包括通道及走廊之面積。  
Saleable area does not include area of passage and corridor.
- 交樓狀況包括單位與單位及單位與走廊間之間隔牆。  
Partition walls separating units as well as units and corridors shall be provided in handover condition.
- 有關之建築圖則、分區計劃大綱圖、政府批地書、大廈公共契約及管理合約草擬文本之副本、均可於售樓處開放時間內免費查閱。  
Copies of related Building Plans, Outline Zoning Plan, Government Grant, the draft Deed of Mutual Covenant and Management Agreement are available in the sales office during office hours for inspection free of charge.
- 有關本發展項目之公共設施(如有)管理及維修責任，請參閱賣方提供之售樓說明書內所載政府批地書/大廈公共契約及管理合約草擬文本之相關條款。  
For details of the management and maintenance responsibility of the public facilities (if any) of the Development, please refer to the relevant terms of the Government Grant / draft Deed of Mutual Covenant and Management Agreement stated in the sales brochure provided by the Vendor.
- 本價單僅供備知。隨時調整，恕不另行通知。  
All contents of this price list are for information only and are subject to change without prior notice.
- 本價單內的內容的中英文版本如有歧義，以英文版本為準。  
In case of any discrepancy between the English version and Chinese version of the contents in this price list, the English version shall prevail.