

形品·星寓 LIME Stardom
九龍旺角區大角咀洋松街一號 1 Larch Street, Tai Kok Tsui, Mongkok District, Kowloon
價目表 (Price List)

此價目表屬於全部第四批供認購的單位。第四批供認購的單位總數為72個。This is the price list of all units in the fourth batch put up for sale. The total number of units put up for sale in this fourth batch are 72.

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台)(平方呎) Saleable Area (including balcony and utility platform) (sq.ft.)	實用面積呎價 (元, 每平方呎) Unit Rate of Saleable Area (\$ per sq.ft.)	另	單位有蓋面積 (平方呎) Unit Covered Area (sq.ft.)	單位所分攤的公 用地方面積 (平 方呎) Apportioned Share of Common Area (sq.ft.)	其他面積 Other Areas		冷氣機平台 (平方呎) Air- conditioning platform (sq.ft.)	建築面積 (平方呎) Gross Floor Area (sq.ft.)	建築面積呎價 (元, 每平方呎) Unit Rate of Gross Floor Area (\$ per sq.ft.)	訂價(元) (Price)(\$)
				露台 (平方呎) Bay Window (sq.ft.)			平台 (平方呎) Flat Roof (sq.ft.)	天台 (平方呎) Roof (sq.ft.)				
Penthouse 6/F	A	1329 (露台 Balcony: 21)	19,120	25	1354	338	320	902	30	1692	15,020	25,413,800
	B	1197 (工作平台 Utility Platform: 16)	18,120	47	1244	311	172	1044	-	1555	13,950	21,692,300
	C	983	15,440	44	1027	256	45	767	-	1283	11,830	15,178,000

• 准買家請參閱發展商所提供的售樓書內有關上述資料之詳情。
 Prospective purchasers please refer to the sales brochure provided by the developer for further details of the above information.

• 本價目表 / 付款辦法 / 有關之優惠隨時調整，恕不另行通知。
 All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

• 住宅單位總數為: 377
 Number of Residential Units: 377

• 賣方有權接受或拒絕買方要求簽署取消買賣交易的取消合同或導致取消正式買賣合約或取消其在正式買賣合約項下的義務之安排，若賣方同意取消有關單位的買賣交易，賣方有權從買方已交之款項中扣除相等於該有關單位的樓價5%之金額，及買方須繳付一切賣方就取消是項交易而須付出之律師費及其他費用如匯印費（如有）等。

• In the event of the Vendor, at the request of the purchaser, agreeing (at his own discretion) to cancel the sale and purchase by way of a Cancellation Agreement or any other means which has the effect of cancelling the formal Agreement for Sale and Purchase or the obligations of the purchaser thereunder, the Vendor will, in consideration of agreeing to do so, retain the sum of 5% of the total purchase price of the Unit in addition to payment by the purchaser of all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.

製表日期 Date of Printing : 07/07/2010

附註 (Remarks) :

- 實用面積包括露台面積及工作平台面積，但不包括其他面積或冷氣機平台面積。
 Saleable Area includes area of the balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及露台(如有)。
 Unit Covered Area includes the Saleable Area and area of bay window (if any).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
 Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等（如有把面積計算在內）。
 Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc. (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 有關之建築圖則、分區計劃大綱圖、政府租契及已/待批之大廈公契或附屬公契（如有）等各項文件之副本，均可於售樓處免費查閱。
 Copies of related Building Plans, Outline Zoning Plan, Government Grant and the approved/draft DMC or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office(s).
- 單位樓面至樓面高度（指該樓層之石屎地台面與上一層石屎地台面之高度距離）：5-17樓：約3.40米；18樓：約3.49米；19-38樓：約3.40米；39樓：約3.49米；Penthouse 1-6樓：約3.49米（位於Penthouse 1樓A至E單位，Penthouse 2樓D至F單位以及Penthouse 5樓A至E單位，其部份樓層高度為約3.40米）。詳情請參閱發展商提供之售樓說明書內「發展項目基本資料」。
 Floor to floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor). 5-17/F - Approx. 3.40m; 18/F - Approx. 3.49m; 19-38/F - Approx. 3.40m; 39/F - Approx. 3.49m; Penthouse 1-6/F - Approx. 3.49m (Part of Floor-to-Floor height at Flat A-E at Penthouse 1/F, Flat D-F at Penthouse 2/F, Flat A-E at Penthouse 5/F is approx. 3.40m). For details, please refer to the "Basic Information of the Development" of the sales brochure provided by the developer.
- 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
 The internal space of units on the upper floors may be slightly larger than those of the same type on the lower floors due to the reduced thickness of structural walls on those upper floors.
- 詳細訂正圖則以政府有關部門最後批准之圖則為準。
 All plans are subject to final approval by the relevant Government Authorities.
- 有關本發展項目之公眾休憩用地/設施之管理/維修責任，請參閱發展商提供之售樓說明書內所載政府租契及大廈公契之相關條款。
 For details of the management/ maintenance responsibilities of the public open space/ facilities of the development, please refer to the relevant terms of the Government Grant and Deed of Mutual Covenant stated in the relevant sections of the sales brochure provided by the developer.
- 住宅單位的景觀有可能會受到其位置及周圍的建築物所影響。
 Views of residential units are subject to and may be affected by the location of residential units and surrounding buildings.
- 部份樓層外牆範圍有建築裝飾及/或外露喉管，詳細資料請參考最新批准的建築圖則。
 There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
 The internal ceiling height within residential units may vary due to structural architectural and/or decoration design variations.
- 部份住宅單位客/飯廳、睡房、儲物房、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
 There are ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- 部份住宅單位的露台及/或工作平台側外牆裝飾板內藏公用去水渠。
 Common drain pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some residential units.
- 一切內容以英文版本為準及僅供參考，所有資料均依據正式買賣合約條款所訂為準。
 All contents are for reference only. All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase. In case of any discrepancy between the English and Chinese version of the contents of this page, the former shall prevail.

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							平台 (平方呎) Flat Roof (sq.ft.)	天台 (平方呎) Roof (sq.ft.)				
19	A	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,170	9	396	99	-	-	-	495	7,170	3,549,200
	B	468 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,360	21	489	122	-	-	-	611	7,170	4,380,900
	C	487 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,260	16	503	125	-	-	-	628	7,180	4,509,000
	D	487 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	10,280	14	501	125	-	-	-	626	8,000	5,008,000
	E	370 (露台 Balcony: 22)	10,450	10	380	95	-	-	-	475	8,140	3,866,500
	F	389 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	10,420	10	399	99	-	-	-	498	8,140	4,053,700
	G	469 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	10,490	21	490	122	-	-	-	612	8,040	4,920,500
	H	325 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	10,560	10	335	83	-	-	-	418	8,210	3,431,800
	J	475 (露台 Balcony: 21) (工作平台 Utility Platform: 15)	9,770	18	493	123	-	-	-	616	7,530	4,638,500
	K	365 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,170	9	374	93	-	-	-	467	7,170	3,348,400
	L	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,170	9	396	99	-	-	-	495	7,170	3,549,200
	32	A	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,630	9	396	99	-	-	-	495	7,530
B		468 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,830	21	489	122	-	-	-	611	7,530	4,600,800
C		487 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,760	16	503	125	-	-	-	628	7,570	4,754,000
D		487 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	10,840	14	501	125	-	-	-	626	8,430	5,277,200
E		370 (露台 Balcony: 22)	10,960	10	380	95	-	-	-	475	8,540	4,056,500
F		389 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	10,930	10	399	99	-	-	-	498	8,540	4,252,900
G		469 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	11,050	21	490	122	-	-	-	612	8,470	5,183,600
H		325 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	11,090	10	335	83	-	-	-	418	8,620	3,603,200
J		475 (露台 Balcony: 21) (工作平台 Utility Platform: 15)	10,250	18	493	123	-	-	-	616	7,900	4,866,400
K		365 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,630	9	374	93	-	-	-	467	7,530	3,516,500
L		387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,630	9	396	99	-	-	-	495	7,530	3,727,400
35		A	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,710	9	396	99	-	-	-	495	7,590
	B	468 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,910	21	489	122	-	-	-	611	7,590	4,637,500
	C	487 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,840	16	503	125	-	-	-	628	7,630	4,791,600
	D	487 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	10,930	14	501	125	-	-	-	626	8,500	5,321,000
	E	370 (露台 Balcony: 22)	11,050	10	380	95	-	-	-	475	8,610	4,089,800
	F	389 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	11,020	10	399	99	-	-	-	498	8,610	4,287,800
	G	469 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	11,140	21	490	122	-	-	-	612	8,540	5,226,500
	H	325 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	11,180	10	335	83	-	-	-	418	8,690	3,632,400
	J	475 (露台 Balcony: 21) (工作平台 Utility Platform: 15)	10,340	18	493	123	-	-	-	616	7,970	4,909,500
	K	365 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,710	9	374	93	-	-	-	467	7,590	3,544,500
	L	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,710	9	396	99	-	-	-	495	7,590	3,757,100

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Number of Residential Units: 377

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Saleable Area includes area of the balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及窗台(如有)。
Unit Covered Area includes the Saleable Area and area of bay window (if any).
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Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
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Floor to floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor). 5-17/F - Approx. 3.40m; 18/F - Approx. 3.49m; 19-38/F - Approx. 3.40m; 39/F - Approx. 3.49m; Penthouse 1-6/F - Approx. 3.49m (Part of Floor-to-Floor height at Flat A-E at Penthouse 1/F, Flat D-F at Penthouse 2/F, Flat A-E at Penthouse 5/F is approx. 3.40m). For details, please refer to the "Basic Information of the Development" of the sales brochure provided by the developer.
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- 部份住宅單位的露台及/或工作平台側外牆裝飾板內藏公用去水渠。
Common drain pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some residential units.
- 一切內容以英文版本為準及僅供參考, 所有資料均依據買賣合約條款所訂為準。
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							平台 (平方米) Flat Roof (sq.ft.)	天台 (平方米) Roof (sq.ft.)				
6	A	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	8,890	9	396	99	-	-	-	495	6,950	3,440,300
	B	347 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	8,870	8	355	88	-	-	-	443	6,950	3,078,900
	C	391 (露台 Balcony: 21) (工作平台 Utility Platform: 15)	8,880	11	402	100	-	-	-	502	6,920	3,473,800
	D	338 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	8,810	-	338	84	-	-	7	422	7,060	2,979,300
	E	300 (露台 Balcony: 21)	8,860	-	300	75	-	-	14	375	7,090	2,658,800
	F	330 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	8,760	-	330	82	-	-	7	412	7,020	2,892,200
	G	337 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	8,510	-	337	84	-	-	16	421	6,810	2,867,000
	H	276 (露台 Balcony: 21)	9,110	-	276	69	-	-	11	345	7,290	2,515,100
	J	297 (露台 Balcony: 21)	9,510	8	305	76	-	-	-	381	7,410	2,823,200
	K	392 (露台 Balcony: 21) (工作平台 Utility Platform: 15)	8,900	10	402	100	-	-	-	502	6,950	3,488,900
	L	366 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	8,870	8	374	93	-	-	-	467	6,950	3,245,700
	M	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	8,890	9	396	99	-	-	-	495	6,950	3,440,300
	17	A	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,000	9	396	99	-	-	-	495	7,040
B		347 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	8,990	8	355	88	-	-	-	443	7,040	3,118,700
C		391 (露台 Balcony: 21) (工作平台 Utility Platform: 15)	9,000	11	402	100	-	-	-	502	7,010	3,519,000
D		338 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	8,930	-	338	84	-	-	7	422	7,150	3,017,300
E		300 (露台 Balcony: 21)	9,250	-	300	75	-	-	14	375	7,400	2,775,000
F		330 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,140	-	330	82	-	-	7	412	7,320	3,015,800
G		337 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	8,880	-	337	84	-	-	16	421	7,110	2,993,300
H		276 (露台 Balcony: 21)	9,160	-	276	69	-	-	11	345	7,330	2,528,900
J		297 (露台 Balcony: 21)	9,440	8	305	76	-	-	-	381	7,360	2,804,200
K		392 (露台 Balcony: 21) (工作平台 Utility Platform: 15)	9,020	10	402	100	-	-	-	502	7,040	3,534,100
L		366 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	8,980	8	374	93	-	-	-	467	7,040	3,287,700
M		387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,000	9	396	99	-	-	-	495	7,040	3,484,800
18		A	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,020	9	396	99	-	-	-	495	7,050
	B	347 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,000	8	355	88	-	-	-	443	7,050	3,123,200
	C	391 (露台 Balcony: 21) (工作平台 Utility Platform: 15)	9,010	11	402	100	-	-	-	502	7,020	3,524,000
	D	338 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	8,940	-	338	84	-	-	7	422	7,160	3,021,500
	E	300 (露台 Balcony: 21)	9,390	-	300	75	-	-	14	375	7,510	2,816,300
	F	330 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,290	-	330	82	-	-	7	412	7,440	3,065,300
	G	337 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,020	-	337	84	-	-	16	421	7,220	3,039,600
	H	276 (露台 Balcony: 21)	9,200	-	276	69	-	-	11	345	7,360	2,539,200
	J	297 (露台 Balcony: 21)	9,480	8	305	76	-	-	-	381	7,390	2,815,600
	K	392 (露台 Balcony: 21) (工作平台 Utility Platform: 15)	9,030	10	402	100	-	-	-	502	7,050	3,539,100
	L	366 (露台 Balcony: 21) (工作平台 Utility Platform: 16)	9,000	8	374	93	-	-	-	467	7,050	3,292,400
	M	387 (露台 Balcony: 22) (工作平台 Utility Platform: 16)	9,020	9	396	99	-	-	-	495	7,050	3,489,800

準買家請參閱發展商所提供的售樓書內有關上述資料之詳情。
Prospective purchasers please refer to the sales brochure provided by the developer for further details of the above information.

本價目表 / 付款辦法 / 有關之優惠隨時調整, 恕不另行通知。
All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

住宅單位總數為: 377
Number of Residential Units: 377

賣方有權接受或拒絕買方要求簽署取消買賣交易的取消合同或導致取消正式買賣合約或取消其正式買賣合約項下的義務之安排, 若賣方同意取消有關單位的買賣交易, 賣方有權從買方已交之款項中扣除相等於該有關單位的樓價5%之金額, 及買方須繳付一切賣方就取消是項交易而須付出之律師費及其他費用如厘印費(如有)等。

In the event of the Vendor, at the request of the purchaser, agreeing (at his own discretion) to cancel the sale and purchase by way of a Cancellation Agreement or any other means which has the effect of cancelling the formal Agreement for Sale and Purchase or the obligations of the purchaser thereunder, the Vendor will, in consideration of agreeing to do so, retain the sum of 5% of the total purchase price of the Unit in addition to payment by the purchaser of all legal costs, charges or disbursements (including stamp duty, if any) incurred by the Vendor in connection with the cancellation of the sale and purchase.

製表日期 Date of Printing: 07/07/2010

附註 (Remarks):

- 實用面積包括露台面積及工作平台面積, 但不包括其他面積或冷氣機平台面積。
Saleable Area includes area of the balcony and utility platform but does not include Other Areas or area of air-conditioning platform.
- 單位有蓋面積包括實用面積及窗台(如有)。
Unit Covered Area includes the Saleable Area and area of bay window (if any).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等(如有把面積計算在內)。
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc. (if such area is included in the calculation of Apportioned Share of Common Area of the unit).
- 有關之建築圖則、分區計劃大綱圖、政府租契及已待批之大廈公契或附屬公契(如有)等各項文件之副本, 均可於售樓處免費查閱。
Copies of related Building Plans, Outline Zoning Plan, Government Grant and the approved/draft DMC or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office(s).
- 單位樓面至樓面高度(指該樓層之石屎地台面上層石屎地台面上之高度距離): 5-17樓: 約3.40米; 18樓: 約3.49米; 19-38樓: 約3.40米; 39樓: 約3.49米; Penthouse 1-6樓: 約3.49米(位於Penthouse 1樓A至E單位、Penthouse 2樓D至F單位以及Penthouse 5樓A至E單位, 其部份樓層高度為約3.40米)。詳情請參閱發展商提供之售樓說明書內「發展項目基本資料」。
Floor to floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor): 5-17/F - Approx. 3.40m; 18/F - Approx. 3.49m; 19-38/F - Approx. 3.40m; 39/F - Approx. 3.49m; Penthouse 1-6/F - Approx. 3.49m (Part of Floor-to-Floor height at Flat A-E at Penthouse 1/F, Flat D-F at Penthouse 2/F, Flat A-E at Penthouse 5/F is approx. 3.40m). For details, please refer to the "Basic Information of the Development" of the sales brochure provided by the developer.
- 層數較高單位由於結構牆較低層單位稍薄, 因而室內空間或會稍為增多。
The internal space of units on the upper floors may be slightly larger than those of the same type on the lower floors due to the reduced thickness of structural walls on those upper floors.
- 詳細訂正圖則以政府有關部門最後批准之圖則為準。
All plans are subject to final approval by the relevant Government Authorities.
- 有關本發展項目之公眾休憩用地/設施之管理/維修責任, 請參閱發展商提供之售樓說明書內所載政府租契及大廈公契之相關條款。
For details of the management/maintenance responsibilities of the public open space/facilities of the development, please refer to the relevant terms of the Government Grant and Deed of Mutual Covenant stated in the relevant sections of the sales brochure provided by the developer.
- 住宅單位的景觀有可能會受到其位置及周圍的建築物所影響。
Views of residential units are subject to and may be affected by the location of residential units and surrounding buildings.
- 部份樓層外牆範圍有建築裝飾及/或外露喉管, 詳細資料請參閱最新批准的建築圖則。
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved building plans.
- 住宅單位的天花高度將會因應其結構、建築設計及/或裝修設計上的需要而有差異。
The internal ceiling height within residential units may vary due to structural architectural and/or decoration design variations.
- 部份住宅單位客/飯廳、睡房、儲物房、走廊及/或廚房的裝飾橫樑裝置冷氣喉管及/或其他機電設備。
There are ceiling bulkheads at living/dining room, bedrooms, store, corridor and/or kitchen of some residential units for the air-conditioning system and/or M&E services.
- 部份住宅單位的露台及/或工作平台側外牆裝飾板內藏公用去水渠。
Common drain pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some residential units.
- 一切內容以英文版本為準及僅供參考, 所有資料均依據正式買賣合約條款所訂為準。
All contents are for reference only. All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase. In case of any discrepancy between the English and Chinese version of the contents of this page, the former shall prevail.

形品·星寓(LIME STARDOM) 付款辦法 (Payment Terms)

(A) 即供優惠付款計劃 Cash Payment

- 1) 此付款計劃於是此推售並不適用。
This payment method is not applicable in this launch.

(B) 特長成交期付款計劃(照訂價) Stage Payment (Listed Price)

- 1) 樓價5%於簽署訂購合約時繳付，並於3個工作天內到律師樓簽署正式買賣合約。
5% of the purchase price shall be paid by the Purchaser upon signing of the Memorandum for Sale. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 3 working days after signing of the Memorandum for Sale.
- 2) 再付樓價5%於簽署正式買賣合約時付清。
a further 5% of the purchase price shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
- 3) 再付樓價5%於簽署正式買賣合約後90天內付清。
a further 5% of the purchase price shall be paid by the Purchaser within 90 days after signing of the Formal Agreement for Sale and Purchase.
- 4) 再付樓價5%於簽署正式買賣合約後180天內付清。
a further 5% of the purchase price shall be paid by the Purchaser within 180 days after signing of the Formal Agreement for Sale and Purchase.
- 5) 樓價餘數80%於賣方發出成交通知書予買家的日期起十四天內繳付。
80% of the purchase price shall be paid by the Purchaser within 14 days of notice of completion.

付款辦法 (Payment Method):

於簽署訂購合約時，須繳付樓價之5%作首期訂金，其中港幣\$100,000(單位位於5樓至39樓)或港幣\$200,000(單位位於Penthouse 樓層)須以銀行本票繳付，餘款將以銀行本票、地產代理公司支票或個人支票繳付。所有支付首期訂金之銀行本票及支票抬頭必須為「的近律師行」。

5% of the purchase price shall be paid by the Purchaser as initial deposit upon signing of the Memorandum for Sale, HK\$100,000 (for units on floors from 5/F to 39/F) or HK\$200,000 (for units on Penthouse floors) of such deposit should be paid by a cashier's order. A cashier's order or estate agent's cheque or personal cheque is accepted for payment of balance of initial deposit. Initial deposit should be payable to "Deacons".

附註 (Remarks) :

- 1) 發展商有權在沒有任何通知下修改或取消上述付款辦法。
The developer reserves the full and final right to amend or cancel the aforesaid payment terms without prior notice.
- 2) 買方倘逾期不到律師樓簽署正式買賣合約，則賣方可沒收首期訂金實數的金額。
If a person who has signed a Memorandum for Sale does not, for whatever reason, execute the formal Agreement for Sale and Purchase, the Vendor may forfeit the actual amount of the initial deposit.

買方須知 Notes to Purchasers:

- 1) 訂購合約所繳交之首期訂金(下稱「首期訂金」)為該物業的樓價之百分之五。
The Initial Deposit ("the Initial Deposit") paid to the Vendor under the Memorandum for Sale of the Property shall be an amount of 5% of the purchase price of the unit concerned.
- 2) 首期訂金須支付予「的近律師行」。部份樓價及樓價餘款須支付予賣方指定之律師行。
The Initial Deposit shall be made payable to "Deacons". All part payments and balance of purchase price shall be made payable to the Vendor's appointed solicitors of the units concerned.
- 3) 部份樓價及樓價餘款，必須以香港持牌銀行所發出，並以賣方律師行作抬頭人之本票或保付支票支付。
All part payments of the Purchase Price and the balance of the Purchase Price shall be paid by the Purchaser(s) by way of a cashier's order issued or a cheque certified good for payment by a licensed bank in Hong Kong in favour of the Vendor's solicitors for the relevant amount.
- 4) 買方須於簽訂購合約後的三個工作天內，於辦公時間到賣方律師行簽署由賣方律師所訂有關該物業之正式買賣合約(下稱「正式合約」)。正式合約內容買方不得更改。只有簽署訂購合約之買方才能夠簽署正式合約。
The Purchaser(s) shall attend the office of the Vendor's Solicitors within 3 working days after the signing of the Memorandum for Sale during office hours to sign the formal Agreement for Sale and Purchase of the Property ("the formal Agreement") prepared by the Vendor's Solicitors which shall not be altered by the Purchaser(s).
Only the Purchaser(s) who has/have signed the Memorandum for Sale will be permitted to sign the formal Agreement.
- 5) 以個人名義(包括單獨或聯名名義)之認購人，有關認購人須憑有效個人身份證親臨辦理認購手續。
For individual purchaser in his/her own name (including sole or joint purchasers), he/she must personally attend the sales office and present his/her identity card to attend to the purchase procedures.
以有限公司名義之認購人，經辦人須為公司授權辦理認購及簽署訂購合約之人士，須帶備公司商業登記證、董事名冊及會議記錄證明有關經辦人之授權之影印副本各一份，親臨辦理認購手續。
For corporate purchaser, the person acting for and on behalf of the company must be the person authorized by the company to effect the purchase and to sign the Memorandum for Sale, and he/she must personally attend to the purchase procedures and bring along the business registration certificate of the company, copies of the register of director(s) and minutes of meeting showing his/her authority.
訂購合約只適用於買方個人，買方無權要求賣方與任何其他人士簽訂正式合約，亦無權以任何形式向第三方轉讓訂購合約之利益。賣方將不接受買方之授權人、信託人、代理人或任何形式的提名人代其簽署訂購合約。買方為公司者，須由相同之董事簽署該文件，並於簽妥正式合約及未繳付訂金餘款前不得更換或增減公司之董事。
The Memorandum for Sale is personal to the Purchaser(s), and Purchaser(s) shall have no right to request the Vendor to enter into the formal Agreement with any other person and shall have no right to transfer the benefit of the Memorandum for Sale to a third party in any manner whatever. No attorney, trustee, agent or any nominee of any kind whatever appointed by the Purchaser(s) shall be accepted by the Vendor for the purpose of signing the Memorandum for Sale. Where the Purchaser(s) is/are a company(ies), the said documents shall be signed by the same director(s) and the Purchaser(s) shall not make or permit any change in any of the directorship of the Purchaser(s) before execution of the formal Agreement and payment of the balance of the deposit.
- 6) 若買方不論任何原因不依時與賣方簽署正式合約及/或不依時繳付已訂定之樓價，賣方有權立即終止訂購合約，及不另行通知買方將該物業轉賣予他人。在上述情況下，賣方有權保留買方按訂購合約所繳交之首期訂金(買方不獲任何利息及賠償)。
Should the Purchaser(s) fail, for whatever reason, to sign the formal Agreement within the aforesaid time limit and/or pay the purchase price in accordance with the agreed payment terms, the Vendor shall be entitled to terminate the Memorandum for Sale and resell the Property to anyone the Vendor thinks fit without prior notice. The Vendor has the right to keep the Initial Deposit (without interest or compensation to the Purchaser(s)).
- 7) 如買方不另聘律師及按揭文件由賣方律師負責處理之情況下，正式買賣合約及轉讓契之律師費才會由賣方支付。請參閱有關單位所屬之律師收費表內所註明之律師費、雜費及/或行政費(如適用)。
The legal cost in respect of the formal Agreement and the Assignment shall be paid by the Vendor if the Purchaser is not separately represented, and the mortgage of the Property is also handled by the Vendor's Solicitors. For details, please make reference to the table for legal costs, disbursements and/or administration charges (if applicable) of the respective solicitors handling the sale of the units concerned.
- 8) 除第7段所述以外，於此買賣交易中，買方須負責繳付所有買方律師及有關擬備、簽訂、加蓋印花、完成交易及登記訂購合約、正式合約及轉讓契之墊付費用及(a)有關草擬大廈公契暨管理合約(下稱「大廈公契」)費用及大廈公契之圖則費的適當分攤；(b)上手契正副本之律師費；(c)該物業的轉讓契之圖則費；(d)一概有關訂購合約、正式合約及轉讓契之蓋印費、登記費及其他支出費用；及(e)該物業按揭(如有)之法律費用及其他支出。
Subject to paragraph 7 above-mentioned, the Purchaser(s) shall solely bear and pay all the legal costs and disbursements for the preparation, execution, stamping, completion and registration of the Memorandum for Sale, the formal Agreement and the Assignment and (a) a due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to the annexed to the Assignment, (d) all stamp duty, registration fee and other disbursements on the Memorandum for Sale, the formal Agreement and the Assignment, and (e) all legal and other costs and disbursement in respect of any mortgage (if any) in respect of the Property.
- 9) 有關該物業之買賣，將於賣方通知買方可以簽訂有效的轉讓契據將該物業轉讓予買方之日起的十四天內完成。
The sale and purchase of the Property shall be completed within 14 days of the date of the Vendor's notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).
- 10) 買方如須安排物業按揭，請於認購物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率及分期還款細則及條件等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。
Before purchasing the Property, the Purchaser(s) is/are advised to enquire the bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage for the Property. All financial arrangement shall be subject to the final approval of the bank(s) or financial institution(s).
- 11) 本「買方須知」之中文譯本僅供參考之用。如有爭議，以英文版本為準。
The Chinese translation of this "Note to Purchasers" is for reference only and the English version thereof shall prevail in case of inconsistency.
- 12) 有關本物業發展項目資料，請參閱售樓說明書。
Please refer to the sales brochure for related information of the Development.