

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	上嵐 SkyeHi	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	景秀里2號 2 King Sau Lane		
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)		112	

印製日期 Date of Printing	價單編號 Number of Price List
13 March 2023	5

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
10 July 2024	5A	✓
10 July 2024	5B	✓
13 July 2024	5C	--
23 April 2026	5D	✓

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，每平方米) 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 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
上嵐 SkyeHi	17	A	25.115 (270) 露台 Balcony: 2.171(23) 工作平台 Utility Platform: 1.500 (16)	6,388,400 3,466,300	254,366 (23,661) 138,017 (12,838)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	18	A	25.115 (270) 露台 Balcony: 2.171(23) 工作平台 Utility Platform: 1.500 (16)	6,407,700	255,134 (23,732)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	12	B	24.574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,139,000	249,817 (23,166)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	15	B	24.574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,157,400	250,566 (23,235)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	16	B	24.574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,175,900	251,318 (23,305)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	17	B	24.574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,194,400	252,071 (23,375)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	18	B	24.574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,213,000	252,828 (23,445)	--	--	--	--	--	--	--	--	--	--

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.)									
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 Stairhood	前庭 Terrace	庭院 Yard
上嵐 SkyeHi	19	B	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,231,700	253,589 (23,516)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	5	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,315,600 3,395,600 4,094,200	257,003 (23,832) 138,179 (12,814) 166,607 (15,450)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	6	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,334,500 3,437,000	257,772 (23,904) 139,863 (12,970)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	7	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,353,500 3,447,300	258,546 (23,975) 140,282 (13,009)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	8	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,372,600 3,457,700	259,323 (24,048) 140,706 (13,048)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	9	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,391,700 3,468,000	260,100 (24,120) 141,125 (13,087)	--	--	--	--	--	--	--	--	--	--

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.)									
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 Stairhood	前庭 Terrace	庭院 Yard
上嵐 SkyeHi	10	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,410,900 3,478,500	260,881 (24,192) 141,552 (13,126)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	11	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,430,100	261,663 (24,265)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	12	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,459,400 3,504,800	262,855 (24,375) 142,622 (13,226)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	15	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,478,800 3,515,300	263,645 (24,448) 143,050 (13,265)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	16	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,498,200	264,434 (24,522)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	17	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,517,700 3,356,400 3,536,400	265,227 (24,595) 136,583 (13,345) 143,908 (13,345)	--	--	--	--	--	--	--	--	--	--

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.)									
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 Stairhood	前庭 Terrace	庭院 Yard
上嵐 SkyeHi	18	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,537,300 3,547,100	266,025 (24,669) 144,344 (13,385)	--	--	--	--	--	--	--	--	--	--
上嵐 SkyeHi	19	G	24,574 (265) 露台 Balcony: 2.003(22) 工作平台 Utility Platform: 1.500 (16)	6,556,900 3,557,700	266,823 (24,743) 144,775 (13,425)	--	--	--	--	--	--	--	--	--	--

- (1) 準買家應參閱該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)

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，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」指本價單第二部份中所列之住宅物業的售價，而「樓價」指臨時買賣合約(「臨時合約」)及正式買賣合約(「正式合約」)(或經修訂的正式合約)中訂明的住宅物業的實際價錢(即售價經計算相關支付條款及/或適用折扣(如有)後之價錢)。因應相關支付條款及/或適用折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的支付條款及相同的已選之支付條款下提供的折扣、優惠贈品、財務優惠及利益(如有)。

Note: In this paragraph (4), “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase (“PASP”) and formal agreement for sale and purchase (“ASP”) (or the amended ASP), i.e. the purchase price after applying the relevant terms of payment and/or the applicable discount(s) (if any) on Price. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same terms of payment and the same discount, gifts, financial advantage and benefit (if any) offered under the chosen terms of payment for all the residential properties purchased under the same PASP.

(4)(i) 支付條款 The Terms of Payment

於簽署臨時合約時，買方須繳付相等於樓價的 5%作為臨時訂金。其中港幣\$100,000 作為部份臨時訂金須以銀行本票支付，臨時訂金餘款須以銀行本票及/或支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「高李葉律師行」。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of the purchase price) upon signing of the PASP. HK\$100,000 being part of the preliminary deposit shall be paid by cashier order and the remaining balance of the preliminary deposit shall be paid by cashier order and/or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to “Kao, Lee & Yip Solicitors”.

(J) 90 即供付款 90 Immediate Mortgage Payment (照售價減 15%) (15% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 30 天內須再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90%即樓價餘款於買方簽署臨時合約後 90 天內須由買方付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP.

(4)(ii) 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) 見第 4(i) 段。
See paragraphs 4(i).

- (b) 首 1 年保修優惠
First 1 Year Warranty Offer

在不減損買方於正式合約下之權利的前提下，凡住宅物業(但不包括任何位於住宅物業內或連同住宅物業一併出售的花草植物或園藝設計(如有)或任何在住宅物業買賣完成後所增置、安裝、構建的裝置、裝修物料、設備或資產)有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於臨時合約及正式合約所定之該物業的成交日期或在閣下簽署該物業轉讓契之實際成交日期(以較早者計)起計 1 年內向賣方發出書面通知，賣方將在收到買方書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 1 年保修優惠以相關交易文件條款及條件為準。

Without prejudice to the Purchaser(s)' rights under the ASP, the Vendor is prepared to at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser(s) within 1 year from the date of completion of sale and purchase of the Property as stipulated in the PASP and the ASP or the actual date of completion on which the assignment in respect of the Property is entered into (whichever is earlier) remedy any defects (fair wear and tear excepted) to the residential property (excluding any plants or landscaping in or sold with the residential property (if any) or any fittings, finishes, appliances or chattels added, installed or built to or at the residential property after the completion of its sale and purchase) caused otherwise than by any act or neglect of any person. The First 1 Year Warranty Offer is subject to the terms and conditions of the relevant transaction documents.

(4)(iii) 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

- (a) 如買方就其在有關購買住宅物業選用賣方指定之代表律師作為買方之代表律師，賣方同意為買方支付正式合約及轉讓契兩項法律文件之律師費用(不包括任何按揭、擔保與其他抵押文件及其

他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付))。在任何其他情況下，買方須負責其在有關購買住宅物業之律師費用及代墊付費用。

If the Purchaser(s) appoints the Vendor's solicitors to act on his/her behalf in respect of the purchase of the residential property, the Vendor agrees to bear the legal costs of the ASP and the Assignment (exclusive of the legal costs in respect of any mortgage, sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser(s)). In any other cases, the Purchase(s) shall bear his/her own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

- (b) 買方須支付一概有關臨時合約、正式合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用等)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the PASP, the ASP and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any Ad Valorem Stamp Duty, Special Stamp Duty, Buyer's Stamp Duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), will be borne by the Purchasers.

- (4)(iv) 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

有關該住宅物業交易之草擬、登記及完成大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正副本之費用、該住宅物業的正式合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、其他開支及代墊付費用及就有關購買住宅物業的任何其他文件的所有法律費用、其他開支及代墊付費用等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the ASP and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges and disbursements of any other documents relating to the purchase of the residential property.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made available to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary from bank to bank themselves and according to the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該發展項目中的指明住宅物業而可能連帶獲得的任何贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit that may be made available in connection with the purchase of a specified residential property in the Development are offered to first-hand Purchaser as specified in the PASP only and shall not be transferable.
3. 如買方希望更改支付條款，須於買方簽署正式合約後但不遲於買方簽署正式合約後的 180 日內向賣方提出申請，並須向賣方繳付手續費 \$10,000 及承擔有關法律費用及雜費(如有)。賣方對任何申請更改支付條款的批准與否有最終決定權。
If the Purchaser wishes to change the terms of payment, the Purchaser shall apply to the Vendor to change the terms of payment after the date of the Purchaser's signing of the ASP but not later than 180 days after the date of the Purchaser's signing of the ASP, and pay a handling fee of \$10,000 to the Vendor and the Purchaser shall bear all related legal costs and disbursements (if any). The approval or disapproval of the application for any change of the terms of payment is subject to the final decision of the Vendor.

- (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:

賣方委任的代理：

Agent appointed by the Vendor:

建灝地產代理有限公司 K&K Real Estate Agency Limited

建灝地產代理有限公司委任的次代理：

Sub-Agents appointed by K&K Real Estate Agency Limited:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES

鈞洋置業有限公司 GRAND OCEAN PROPERTIES LIMITED

香港(國際)地產商會有限公司 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

香港地產代理商總會有限公司 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED

祥益地產代理有限公司 MANY WELLS PROPERTY AGENT 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

盈俐有限公司 YING LEE COMPANY LIMITED

28 置業卓越代理有限公司 28 PROPERTY EXCELLENCE AGENCY COMPANY

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.skyehi.com.hk

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