

# 尚豪庭

## ONE REGENT PLACE

新界元朗寶業街18號 18 Po Yip Street, Yuen Long, New Territories

### 價目表 (Price List)

### 第四批可供出售單位的價單 Price List of the 4th Batch of Unit Available for Sale

第四批可供出售的單位總數共1個。

此價單所列之1個單位屬第四批可供出售的單位(總數共1個)。

The total number of units available for sale in the 4th Batch is 1.

The unit listed below in this price list is available for sale in the 4th Batch (1 unit).

洋房編號 House No.	實用面積 (平方米) Saleable Area (sq.ft.)	實用面積呎價 (元·每平方米) Unit Rate of Saleable Area (\$ per sq.ft.)	另		單位有蓋面積 (平方米) Unit Covered Area (sq.ft.)	單位所分攤的 公用地方面積 (平方米) Apportioned Share of Common Area (sq.ft.)	其他面積 Other Areas				冷氣機平台 (平方米) Air-conditioning Platform (sq.ft.)	建築面積 (平方米) Gross Floor Area (sq.ft.)	建築面積呎價 (元·每平方米) Unit Rate of Gross Floor Area (\$ per sq.ft.)	訂價(元) Price (\$)
			窗台 (平方米) Bay Window (sq.ft.)	冷氣機房 (平方米) Air-conditioning Plant Room (sq.ft.)			平台 (平方米) Flat Roof (sq.ft.)	天台 (平方米) Roof (sq.ft.)	車位 (平方米) Carparking Space (sq.ft.)	花園 (平方米) Garden (sq.ft.)				
8	1,637	\$17,104	-	-	1,637	574	124	443	269	856	-	2,211	\$12,664	\$28,000,000

- \* 準買家請參閱發展商所提供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.

制表日期:  
Date of Printing: 13/04/2011

#### 附註(Remarks):


- 實用面積不包括其他面積或冷氣機平台(如有)面積。  
Saleable Area does not include Other Areas or area of Air-conditioning Platform (if any).
- 單位有蓋面積包括實用面積及窗台及冷氣機房(如有)面積。  
Unit Covered Area includes the Saleable Area, and areas of Bay Window and Air-conditioning Plant Room (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 Areas 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).
- 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): 下層約3.9米; 高層約3.75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): Approx. 3.9m for Lower Level; Approx. 3.75m for Upper Level.
- 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 reduced thickness of structural walls on those upper floors.
- 詳細之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.
- 有關之建築圖則、分區計劃大綱圖、批地條款及已/待批核之大廈公契或附屬公契(如有)各項文件之副本，均可向售樓處免費查閱。  
Copies of the related Building Plans, Outline Zoning Plan, Land Grant Conditions and the approved/draft Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at the sales office.
- 有關本發展項目之公共空間及公共設施之管理及維修責任(如有)，請參閱發展商提供之售樓說明書內所載批地條款、公用契約(如有)及大廈公契或附屬公契(如有)之相關條款。  
For details of the management and maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochure provided by the Developer.
- 各洋房之座向，詳情請參閱物業「整體規劃圖」。  
Please refer to the "Master Layout Plan" for the orientation of each individual house.
- 不設4號洋房。  
There is no House no. 4.
- 各洋房的花園及天台面積及形狀均有所不同。  
Area and shape of garden and roof of each individual house are varied.
- 部份洋房現場內部可能裝上建築裝飾設備(例如喉管、水渠等封上裝飾板)，惟此等設備未能標於平面圖上。  
Architectural decorative features (such as panels for covering pipes, ducts, drains, etc) are provided to some houses on site but are not shown on the floor plans.
- 部份洋房外牆及窗戶設有建築裝飾及 / 或燈光裝飾，而部分窗戶及平台的欄河設計略有不同。  
Architectural and / or lighting features are on the external walls and windows of some houses. The design of some of the windows and flat roof balustrades may vary.
- 分體式冷氣機之外機設於天台。  
Outdoor units of the split-type air-conditioners are installed on the roofs.
- 平台及天台內裝有公用喉管及 / 或其他機電設備。  
There may be communal pipes and / or M&E services within the flat roofs and roofs.
- 部份洋房之客廳、睡房、士多房及走廊之假天花內均裝有冷氣及 / 或其他機電設備。  
There are ceiling bulkheads at the living/dining rooms, bedrooms, store and / or corridor of some houses for the air-conditioning system and / or M&E services.
- 部份洋房之天花高度將會因應上層之跌級樓板、建築及 / 或結構設計需要而有差異。  
The internal ceiling height within some houses may vary due to sunken slab at above, architectural and / or structural design requirements.
- 部份車位設有機電喉管，並可能圍上裝飾板及或外露。  
M&E pipes which are installed at some carparking space(s) will be enclosed by decorative panels and / or exposed.
- 各洋房之樓梯級數目均有所不同。  
Number of steps for staircases of each individual house are varied.
- 準買家請參看設置於售樓處之物業模型以便清楚了解物業及其有意購買之洋房之外觀及建築特色，特別是屬於或影響該洋房之建築特色。該物業模型僅供參考，一切以屋宇署、地政總署及 / 或政府相關部門最後批准之圖則為準。  
Potential purchasers are also requested to refer to the model of the Development placed at the sales office to appreciate the physical appearances and architectural features of the Development especially those of or affecting the Houses they intend to purchase. The aforesaid model is for reference only and shall be subject to the final approved plans by the Building Department, the Lands Department, and / or other relevant Government Authorities.
- 準買家如欲了解本發展項目的詳情，請參閱售樓說明書。發展商亦建議買方到該發展地盤作實地考察，以獲取對該地盤以及其周圍地區的公共設施及環境較佳的了解。  
Potential purchasers should make reference to the sales brochure for details of the Development. The Developer also advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 所有資料均依據買賣合約所訂為準。中英文版本如有歧義，以英文版本為準。  
All the information shall be subject to the terms and conditions of the Agreement for Sale and Purchase. Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail.

新地會會員凡於2011年6月30日或之前認購「尚豪庭」單位，即可參加新地會尚豪庭置業有禮「尚豪足金大抽獎」。得獎者共三名，各得足金紀念金牌乙個。

參加辦法、條款及細則，請瀏覽新地會網站www.shkpclub.com。  
(推廣生意的競賽牌照號碼: 35903)

SHKP Club members who purchase One Regent Place units by 30 June 2011 can enter the SHKP Club's "One Regent Place Pure Gold Lucky Draw". There will be three winners and each will receive a pure gold plaque.

See the SHKP Club website at www.shkpclub.com for entry details, terms & conditions.  
(Trade Promotion Competition License 35903)

銷售代理:  新鴻基地產代理有限公司  
Sales Agent: Sun Hung Kai Real Estate Agency Ltd.

**(A) 現金付款計劃 (照訂價減5%) Cash Payment (Listed Price minus 5%)**

- 樓價 10% 於簽署訂購合約時繳付。  
10% of the purchase price shall be paid by the Purchaser upon signing of the Memorandum for Sale.
- 於 3個工作天內到律師樓簽署正式買賣合約。  
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.
- 樓價餘數 90% 於買方簽署正式買賣合約後45天內繳付。  
90% of the purchase price shall be paid by the Purchaser within 45 days after signing of the Formal Agreement for Sale and Purchase.

**(B) 按日期付款計劃 (照訂價) Stage Payment (Listed Price)**

- 樓價 10% 於簽署訂購合約時繳付。  
10% of the purchase price shall be paid by the Purchaser upon signing of the Memorandum for Sale.
- 於 3個工作天內到律師樓簽署正式買賣合約。  
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.
- 買方須於簽署正式買賣合約後90天內再付樓價5%。  
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.
- 買方須於簽署正式買賣合約後150天內再付樓價5%。  
A further 5% of the purchase price shall be paid by the Purchaser within 150 days after signing of the Formal Agreement for Sale and Purchase.
- 樓價餘數 80% 於賣方發出成交通知書予買方的日期起十四天內繳付。  
80% of the purchase price shall be paid by the Purchaser within 14 days after issuance of notice of completion.

於簽署訂購合約時，須繳付樓價之10%作首期訂金，其中港幣\$200,000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「孖士打律師行」。

10% of the purchase price shall be paid by the Purchaser as initial deposit upon signing of the Memorandum for Sale, HK\$200,000 of such deposit should be paid by a cashier's order. A cashier's order or estate agent's cheque or personal cheque is acceptable for payment of balance of initial deposit. Initial deposit should be payable to "Mayer Brown JSM".

**附註 (Remarks):**

- 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.
- 買方倘簽署訂購合約後逾期不到律師樓簽署正式買賣合約，則買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:**

- 訂購合約所繳交之首期訂金為該物業的樓價之百分之十 (下稱首期訂金)。  
The initial deposit paid to the Vendor under the Memorandum for Sale of the Property shall be an amount of 10% of the purchase price of the unit concerned ("the Initial Deposit").
- 首期訂金須支付予「孖士打律師行」。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 "Mayer Brown JSM". All part payments and balance of purchase price shall be made payable to the Vendor's appointed solicitors of the units concerned.
- 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.
- 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買賣合約。  
The Purchaser(s) shall attend the office of the Vendor's Solicitors within 3 working days after the signing of 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 Solicitor 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 for Sale and Purchase.
- 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 procedure.
- 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，須帶備公司印章、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 company chop, 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文件。  
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).
- 正式買賣合約下的買方必須與賣方承諾除了簽署按揭或押記外，買方不會於買賣完成交易及簽署轉讓契前提名其他人簽署轉讓契，轉售住宅單位(及任何車位)或以任何形式轉移或簽署其他合約去轉移正式買賣合約的利益。  
The Purchaser under the Agreement for Sale and Purchase is required to agree with the developer in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, he will not nominate any person to take up the Assignment, sub-sell the residential unit (and any Car Parking Space) or transfer the benefit of the Agreement for Sale and Purchase in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
- 若買方不論任何原因不依時與賣方簽署正式買賣合約及/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，賣方有權沒收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 for Sale and Purchase 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 and the Vendor has the right to keep the Initial Deposit (without interest or compensation to the Purchaser(s)).
- 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買方支付。請參閱有關單位所屬之律師費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 for Sale and Purchase 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.
- 除第10段所述以外，於此買賣文件中，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、正式買賣合約及轉讓契之發出費用及(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) 上手契認正本之律師費；(c) 該物業的正式買賣合約及轉讓契之圖則費；(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 10 abovementioned, the Purchaser(s) shall solely bear and pay all the legal costs and disbursement for the preparation, execution, stamping, completion and registration of the Memorandum for Sale, the formal Agreement for Sale and Purchase 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 be 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.
- 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).
- 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款等。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).
- 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 "Notes to Purchasers" is for reference only and the English version thereof shall prevail in case of inconsistency.
- 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.