

## 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	EIGHT STAR STREET	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	星街8號 8 Star Street		
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)			37

印製日期 Date of Printing	價單編號 Number of Price List
20/06/2023	2

### 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
27/07/2023	2A	--
27/09/2023	2B	--
31/10/2023	2C	--

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 Stairhood	前庭 Terrace
EIGHT STAR STREET	22	A	84.791 (913) 露台 Balcony: 2.979 (32) 工作平台 Utility Platform: 1.500 (16)	48,421,000	571,063 (53,035)	--	--	--	--	--	--	--	--	--
	23&25	A	111.253 (1,198) 露台 Balcony: 2.979 (32) 工作平台 Utility Platform: 1.500 (16)	74,402,000	668,764 (62,105)	--	--	--	5.997 (65)	--	61.327 (660)	4.058 (44)	--	--
	23&25	B	91.052 (980) 露台 Balcony: 2.982 (32) 工作平台 Utility Platform: 1.500 (16)	53,684,000	589,597 (54,780)	--	--	--	--	--	--	--	--	--

### 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，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。買方須為於一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

"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. The Purchaser must choose the same payment method for all the residential properties purchased under the same preliminary agreement for sale and purchase.

90天付款計劃（昭訂價） 90-day Payment Plan (List Price)

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。其中HK\$200,000之部分臨時訂金須以銀行本票繳付，臨時訂金餘額可以本票或支票支付，本票及支票抬頭請寫「孖士打律師行」或 "Mayer Brown"。

Upon signing the Preliminary Agreement for Sale and Purchase, purchasers should pay an initial deposit equivalent to 5% of the purchase price. Part of the initial deposit in the sum of HK\$200,000 must be paid by cashier order and the balance of the initial deposit may be paid by cashier order(s) or cheque(s). The cashier order(s) and cheque(s) should be made payable to "Mayer Brown" 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。

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.

加付訂金相等於樓價5%於簽署正式買賣合約當日繳付。

A further deposit equivalent to 5% of the purchase price shall be paid upon signing of the Formal Agreement for Sale and Purchase.

樓價90%（樓價餘款）於簽署臨時買賣合約後90日內繳付。

90% of the purchase price (balance of the purchase price) shall be paid within 90 days after the date of 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

於2023年11月4日起至2023年12月31日(包括首尾兩日)內簽署臨時買賣合約，買方可獲5%的售價折扣優惠。

A 5% discount on the price will be offered to purchaser if the Preliminary Agreement for Sale and Purchase is signed during the period from 4 November 2023 to 31 December 2023 (both days inclusive).

(4) (iii) 可就購買該發展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) 管家服務優惠 **Butler Service Benefit**

1. 買方可享有由賣方指定的第三方服務提供商提供的一次性家務管理/管家服務組合。該組合 (a) 為期六 (6) 個日曆月，每個日曆月提供8小時服務 (“管家服務”)；及 (b) 價值約10,000港元。管家服務 (可能會不時更改) 包括：

The Purchaser will be offered with a one-off housekeeping/butler service package rendered by a third-party service provider appointed by the Vendor. The package shall be (a) valid for a period of six (6) calendar months, with eight (8) hours of service per each calendar month (the "Butler Service"); and (b) valued at approximately HK\$10,000. The Butler Service (subject to change from time to time) may include:-

- (i) 清潔  
Cleaning
- (ii) 家務管理  
Houseskeeping
- (iii) 準備食物  
Food preparation
- (iv) 洗衣管理  
Laundry management
- (v) 衣櫥管理服務；及/或  
Closet management services; and/or
- (vi) 採購雜貨  
Grocery purchase

2. 賣方擁有絕對酌情權而無需提供任何理由給買方 (無論是基於賣方無法促成提供管家服務，提供管家服務的成本變得不合理地高或任何其他理由) 選擇以付款予買方形式代替提供管家服務 (“代替付款”)。賣方擁有絕對酌情權於住宅物業買賣成交時或以後以任何形式支付代替付款而代替付款之金額應按每個未使用小時以公平比率 (賣方就此有絕對酌情決定權) 計算。

The Vendor shall have absolute discretion to choose to pay a payment ("payment in lieu") to the Purchaser in lieu of the Butler Service (whether on the ground that the Vendor is unable to procure the provision of Butler Service, or that the costs for provision of Butler Service have become unreasonably high, or otherwise) without giving any reason to the Purchaser. The amount of payment in lieu shall be calculated at a fair rate (to be determined by the Vendor in its absolute discretion) for each unutilised hour of the Butler Service and to be paid by the Vendor to the Purchaser upon or after completion of the sale and purchase of the residential property in such manner as may be determined by the Vendor in its absolute discretion.

3. 賣方不保證(a)管家服務的具體內容;及(b)有關管家服務的服務水平。賣方就管家服務或第三方服務提供商的作為或不作為概不負責。

The Vendor gives no warranty as to (a) the specific contents of Butler Service; and (b) level of service, concerning the Butler Service. The Vendor shall not be responsible or liable for the provision of the Butler Service or for the acts or omission of the third party service provider.

4. 買方享有此權益的權利可能會不時發生變化，任何此類變更都不會另行通知買方。如有任何與本文所述的買方的一般權利有關的爭議，賣方應具有唯一的絕對決定權。

Purchasers' entitlement to this benefit may change from time to time and Purchasers may not be separately notified of any such change. In the event of any dispute concerning the Purchaser's general entitlement mentioned herein, the Vendor shall have the sole and absolute right of determination.

5. 有關管家服務的範圍，條款和條件，請諮詢第三方服務提供商之林先生或陳先生(電郵地址: info@butlerasia.com)。

For the scope, terms and conditions of the Butler Service, please make enquiry with Jonathan Lam or Angues Chan of the third party service provider (email address: info@butlerasia.com).

6. 此優惠受其他條款及細則約束。

This benefit is subject to other terms and conditions.

(b) 智能衣櫃服務優惠 Smart Wardrobe Service Benefit

1. 買方可享有由賣方指定的第三方服務提供商提供的一個智能衣櫃服務組合（“智能衣櫃服務”）。智能衣櫃服務價值約8,000港元，該服務（可能會不時更改）包括：  
The Purchaser will be offered with one smart wardrobe package rendered by a third-party service provider appointed by the Vendor (the "Smart Wardrobe Service"). The Smart Wardrobe Service (subject to change from time to time) shall be valued at approximately HK\$8,000 and include :-
  - (i) 衣物寄存及檢查  
Storage and inspection of garment(s)
  - (ii) 衣物存檔及分類  
Photography and cataloguing of garment(s)
  - (iii) 定期收取/送遞服務  
Regular scheduled collection(s)/delivery(ies)
2. 賣方擁有絕對酌情權而無需提供任何理由給買方（無論是基於賣方無法促成提供智能衣櫃服務，提供智能衣櫃服務的成本變得不合理地高或任何其他理由）選擇以付款予買方形式代替提供智能衣櫃服務（“代替付款”）。賣方擁有絕對酌情權於住宅物業買賣成交時或以後以任何形式支付代替付款（賣方就此有絕對酌情決定權）。  
The Vendor shall have absolute discretion to choose to pay a payment (“payment in lieu”) to the Purchaser in lieu of the Smart Wardrobe Service (whether on the ground that the Vendor is unable to procure the provision of Smart Wardrobe Service, or that the costs for provision of Smart Wardrobe Service have become unreasonably high, or otherwise) without giving any reason to the Purchaser. The amount of payment in lieu (to be determined by the Vendor in its absolute discretion) shall be paid by the Vendor to the Purchaser upon or after completion of the sale and purchase of the residential property in such manner as may be determined by the Vendor in its absolute discretion.
3. 賣方不保證(a) 智能衣櫃服務的具體內容;及(b)有關智能衣櫃服務的服務水平。賣方就智能衣櫃服務或第三方服務提供商的作為或不作為概不負責。  
The Vendor gives no warranty as to (a) the specific contents of Smart Wardrobe Service; and (b) level of service, concerning the Smart Wardrobe Service. The Vendor shall not be responsible or liable for the provision of the Smart Wardrobe Service or for the acts or omission of the third party service provider.
4. 買方享有此權益的權利可能會不時發生變化，任何此類變更都不會另行通知買方。如有任何與本文所述的買方的一般權利有關的爭議，賣方應具有唯一的絕對決定權。  
Purchasers' entitlement to this benefit may change from time to time and Purchasers may not be separately notified of any such change. In the event of any dispute concerning the Purchaser's general entitlement mentioned herein, the Vendor shall have the sole and absolute right of determination.
5. 有關智能衣櫃服務的範圍，條款和條件，請諮詢第三方服務提供商之唐小姐(電郵地址: eightstarstreet@getpakt.com)。  
For the scope, terms and conditions of the Smart Wardrobe Service, please make enquiry with Katherine Tong of the third party service provider (email address: eightstarstreet@getpakt.com).
6. 此優惠受其他條款及細則約束。  
This benefit is subject to other terms and conditions.

(c) 連傢具、裝置和其他實產發售之單位 Unit Sold with Furniture, Fittings and other Chattels

購買22樓A單位或23&25樓A單位之買方，可於買賣完成時免費獲贈該單位內現有之傢具、裝置和其他實產(“實產”)，有關實產的項目將由賣方全權決定，買方沒有權利就實產的項目提出任何反對。實產將於完成有關住宅物業之買賣時以「現狀」交予買方，「現狀」指實產於完成買賣當天之狀況。賣方或其代表不會就實產作出任何保證或陳述，更不會就實產之實際狀況、品質或適用性或任何實產是否有良好的效能作出任何保證或陳述。

Purchaser of each of Unit A on 22/F or Unit A on 23/F&25/F is entitled to have the furniture, fittings and other chattels (“Chattels”) currently displayed at the unit on completion of the sale and purchase at no extra consideration. The items of the Chattels will be determined by the Vendor solely and the Purchaser shall not be entitled to raise any objection thereto. The Chattels will be handed over to the Purchaser on completion of the sale and purchase of the relevant residential property in an “as is” condition, meaning, the condition of the Chattels is or will be as at the date of completion. No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the Chattels. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or fitness of any of the Chattels or as to whether any of the Chattels is or will be in good working condition.

(4) (iv) 誰人負責支付買賣該發展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處理其買賣合約及轉讓契，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括代墊付費用，代墊付費用須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor’s solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase, the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its own solicitors’ legal fees in respect of the agreement for sale and purchase and the assignment.

買方須支付一概有關臨時買賣合約、買賣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、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、利息及附加費等)、登記費及其他支出費用。

All stamp duty (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) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4) (iv) 買方須為就買賣該發展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

製作、登記及完成公契及管理協議(「公契」)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (the “DMC”) and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer’s stamp duty and/or higher rates of ad valorem stamp duty, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

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 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 according to the banks themselves and 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連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to 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 preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

- (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:

亞太地產有限公司	Asia Pacific Properties Limited
中原地產代理有限公司	Centaline Property Agency Limited
香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Limited
利士蘇富比國際房地產	List Sotheby's International Realty
美聯物業代理有限公司	Midland Realty (International) Limited
專業地產有限公司	Professional Properties Limited
利嘉閣地產有限公司	Ricacorp Properties 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.eightstarstreet.hk](http://www.eightstarstreet.hk)

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

[www.eightstarstreet.hk](http://www.eightstarstreet.hk)