



寶御 - 九龍紅磡新圍街1號 ("發展項目(住宅部份)")  
Star Ruby - 1 San Wai Street, Hung Hom, Kowloon ("the Development (Residential Portion)")

價目表 Price List

第一批可供出售的單位總數共96個。此價單為第一批可供出售的單位之第一張價單。  
There are 96 units for sale in the First Batch. This is the 1st price list for units in the First Batch.

| 樓層<br>Floor | 單位<br>Unit | 實用面積<br>(包括露台及工作平台)<br>(平方呎)<br>Saleable Area<br>(including balcony & utility platform)<br>(sq. ft.) | 實用面積呎價<br>(元, 平方呎)<br>Unit Rate of<br>Saleable Area<br>(\$ per sq. ft.) | 另                                      | 單位有蓋面積<br>(平方呎)<br>Unit Covered<br>Area<br>(sq. ft.) | 單位所攤分的<br>公用地方面積<br>(平方呎)<br>Apportioned Share<br>of Common Area<br>(sq. ft.) | 其他面積<br>Other Areas                   |                                  |                                     | 冷氣機平台<br>(平方呎)<br>Air-conditioning<br>platform<br>(sq. ft.) | 建築面積<br>(平方呎)<br>Gross Floor<br>Area<br>(sq. ft.) | 建築面積呎價<br>(元, 平方呎)<br>Unit Rate of<br>Gross Floor Area<br>(\$ per sq. ft.) | 訂價(元)<br>List Price (\$) |
|-------------|------------|--|---|--|--|---|---------------------------------------|----------------------------------|-------------------------------------|---|---|--|--------------------------|
|             |            |  |   | 窗台<br>(平方呎)<br>Bay Window<br>(sq. ft.) |  |   | 平台<br>(平方呎)<br>Flat Roof<br>(sq. ft.) | 天台<br>(平方呎)<br>Roof<br>(sq. ft.) | 花槽<br>(平方呎)<br>Planter<br>(sq. ft.) |   |   |  |                          |
| 12          | A          | 313 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 11,930  | 0                                      | 313  | 121   | -                                     | -                                | -                                   | 8   | 434   | 8,604  | 3,734,200                |
|             | B          | 381 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 13,397  | 12                                     | 393  | 153   | -                                     | -                                | -                                   | 8   | 546   | 9,348  | 5,104,200                |
|             | C          | 384 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 13,501  | 12                                     | 396  | 154   | -                                     | -                                | -                                   | 8   | 550   | 9,426  | 5,184,200                |
|             | D          | 410 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 14,598  | 16                                     | 426  | 166   | -                                     | -                                | -                                   | 8   | 592   | 10,110   | 5,985,100                |
|             | E          | 321 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 13,354  | 0                                      | 321  | 125   | -                                     | -                                | -                                   | 8   | 446   | 9,611  | 4,286,500                |
|             | F          | 307 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,620  | 0                                      | 307  | 119   | -                                     | -                                | -                                   | 12  | 426   | 9,095  | 3,874,300                |
| 7           | A          | 313 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 11,254  | 0                                      | 313  | 121   | -                                     | -                                | -                                   | 8   | 434   | 8,116  | 3,522,500                |
|             | B          | 381 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,638  | 12                                     | 393  | 153   | -                                     | -                                | -                                   | 8   | 546   | 8,818  | 4,814,900                |
|             | C          | 384 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,735  | 12                                     | 396  | 154   | -                                     | -                                | -                                   | 8   | 550   | 8,891  | 4,890,300                |
|             | D          | 410 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 13,770  | 16                                     | 426  | 166   | -                                     | -                                | -                                   | 8   | 592   | 9,537  | 5,645,700                |
|             | E          | 321 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,596  | 0                                      | 321  | 125   | -                                     | -                                | -                                   | 8   | 446   | 9,066  | 4,043,400                |
|             | F          | 307 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 11,905  | 0                                      | 307  | 119   | -                                     | -                                | -                                   | 12  | 426   | 8,579  | 3,654,700                |

\* 準買家請參閱賣方所提供售樓說明書內有關上述資料之詳情。

\* 本價目表 / 付款辦法 / 有關之優惠隨時調整, 恕不另行通知。

附註:

- 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平台面積(如有)。
- 單位有蓋面積包括實用面積及窗台及冷氣機房面積(如有)。
- 單位所攤分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(如有把面積計算在內)。
- 建築面積包括單位有蓋面積及單位所攤分的公用地方面積。
- 住宅由5樓開始, 不設13、14及24樓。
- 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): 約3.5米。
- 部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及 / 或建築設計的需要而有所差異。
- 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。
- 部份住宅之客廳、睡房及走廊之假天花內均裝有冷氣及 / 或其他機電設備。
- 露台、工作平台及天台內裝有公用喉管及 / 或其他機電設備。
- 分體式 / 窗口分體式冷氣機之外機設於大廈外牆冷氣機平台及 / 或工作平台的天花。
- 部份樓層及窗戶設有建築裝飾及 / 或燈光裝飾, 而部分單位之窗戶、露台及工作平台的欄柵設計略有不同。
- 露台及工作平台不能被封閉或封密。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
- 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)等各項文件之副本, 均可向售樓處免費查閱。
- 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), 請參閱賣方提供之售樓說明書內所載批地條款、公用契約(如有)、大廈公契或附屬公契(如有)之相關條款。
- 準買家請參看設置於售樓處之物業模型及其有意購買單位之外觀及建築特色, 特別是屬於或影響該單位之建築特色。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。
- 賣方亦建議買方到該發展地盤作實地考察, 以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。
- 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。

\* Prospective purchasers should refer to the sales brochure provided by the Vendor for further details of the above information.

\* All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

Remarks:

- Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform (if any).
- Unit Covered Area includes the Saleable Area and areas of Bay Window and Air-conditioning Plant Room (if any).
- Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc. (if such area is included in calculation of Apportioned Share of Common Area of the unit).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- Residential floors start from 5/F. There are no 13/F, 14/F & 24/F in the Development.
- 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. 3.5m.
- The internal ceiling height within some units may vary due to sunken slab at above flat, structural and/or architectural design requirements.
- The internal space of units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.
- There are ceiling bulkheads at the living / dining room, bedrooms and/or corridor of some residential units for the air-conditioning system and/or M&E services.
- There may be communal pipes and/or M&E services within the balconies, utility platforms and roofs.
- Outdoor units of the split type / window split type air-conditioners are installed on the external air-conditioning platform and/or ceiling level of utility platform.
- Architectural and/or lighting features are on the external walls and windows of some of the floors. The design of some of the windows, balcony balustrades and utility platform balustrades may vary.
- Balconies and utility platforms must not be enclosed.
- All plans are subject to final approval by the relevant Government authorities.
- Copies of the related Building Plans, Outline Zoning Plans, Land Grant 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.
- For details of the management / maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant, Deed of Dedication (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochures provided by the Vendor.
- 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 flats they intend to purchase. The aforesaid model is for reference only and shall be subject to the final approved plans by the Buildings Department, the Lands Department, and/or other relevant Government authorities.
- The Vendor advises purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
- 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.

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Date of Printing:



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價目表 Price List

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There are 96 units for sale in the First Batch. This is the 1st price list for units in the First Batch.

| 樓層<br>Floor | 單位<br>Unit | 實用面積<br>(包括露台及工作平台)<br>(平方呎)<br>Saleable Area<br>(including balcony & utility platform)<br>(sq. ft.) | 實用面積呎價<br>(元, 平方呎)<br>Unit Rate of Saleable Area<br>(\$ per sq. ft.) | 另<br>窗台<br>(平方呎)<br>Bay Window<br>(sq. ft.) | 單位有蓋面積<br>(平方呎)<br>Unit Covered Area<br>(sq. ft.) | 單位所攤分的<br>公用地方面積<br>(平方呎)<br>Apportioned Share<br>of Common Area<br>(sq. ft.) | 其他面積<br>Other Areas                   |                                  |                                     | 冷氣機平台<br>(平方呎)<br>Air-conditioning<br>platform<br>(sq. ft.) | 建築面積<br>(平方呎)<br>Gross Floor<br>Area<br>(sq. ft.) | 建築面積呎價<br>(元, 平方呎)<br>Unit Rate of<br>Gross Floor Area<br>(\$ per sq. ft.) | 訂價(元)<br>List Price (\$) |
|-------------|------------|--|--|---|---|---|---------------------------------------|----------------------------------|-------------------------------------|---|---|--|--------------------------|
|             |            |  |  |   |   |   | 平台<br>(平方呎)<br>Flat Roof<br>(sq. ft.) | 天台<br>(平方呎)<br>Roof<br>(sq. ft.) | 花槽<br>(平方呎)<br>Planter<br>(sq. ft.) |   |   |  |                          |
| 17          | A          | 313 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,525   | 0   | 313   | 121   | -                                     | -                                | -                                   | 8   | 434   | 9,033  | 3,920,300                |
|             | B          | 381 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 14,065   | 12  | 393   | 153   | -                                     | -                                | -                                   | 8   | 546   | 9,814  | 5,358,600                |
|             | C          | 384 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 14,173   | 12  | 396   | 154   | -                                     | -                                | -                                   | 8   | 550   | 9,896  | 5,442,600                |
|             | D          | 410 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 15,131   | 16  | 426   | 166   | -                                     | -                                | -                                   | 8   | 592   | 10,479   | 6,203,700                |
|             | E          | 321 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 13,841   | 0   | 321   | 125   | -                                     | -                                | -                                   | 8   | 446   | 9,962  | 4,443,100                |
|             | F          | 307 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 13,081   | 0   | 307   | 119   | -                                     | -                                | -                                   | 12  | 426   | 9,427  | 4,015,900                |
| 9           | A          | 313 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 11,482   | 0   | 313   | 121   | -                                     | -                                | -                                   | 8   | 434   | 8,281  | 3,594,000                |
|             | B          | 381 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,894   | 12  | 393   | 153   | -                                     | -                                | -                                   | 8   | 546   | 8,997  | 4,912,600                |
|             | C          | 384 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,994   | 12  | 396   | 154   | -                                     | -                                | -                                   | 8   | 550   | 9,072  | 4,989,600                |
|             | D          | 410 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 14,050   | 16  | 426   | 166   | -                                     | -                                | -                                   | 8   | 592   | 9,730  | 5,760,400                |
|             | E          | 321 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,852   | 0   | 321   | 125   | -                                     | -                                | -                                   | 8   | 446   | 9,250  | 4,125,500                |
|             | F          | 307 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,146   | 0   | 307   | 119   | -                                     | -                                | -                                   | 12  | 426   | 8,753  | 3,728,900                |
| 6           | A          | 313 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 11,142   | 0   | 313   | 121   | -                                     | -                                | -                                   | 8   | 434   | 8,035  | 3,487,300                |
|             | B          | 381 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,511   | 12  | 393   | 153   | -                                     | -                                | -                                   | 8   | 546   | 8,730  | 4,766,700                |
|             | C          | 384 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,608   | 12  | 396   | 154   | -                                     | -                                | -                                   | 8   | 550   | 8,803  | 4,841,400                |
|             | D          | 410 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 13,632   | 16  | 426   | 166   | -                                     | -                                | -                                   | 8   | 592   | 9,441  | 5,589,300                |
|             | E          | 321 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 12,470   | 0   | 321   | 125   | -                                     | -                                | -                                   | 8   | 446   | 8,975  | 4,003,000                |
|             | F          | 307 (露台 Balcony: 22), (工作平台 Utility Platform: 16)  | 11,785   | 0   | 307   | 119   | -                                     | -                                | -                                   | 12  | 426   | 8,493  | 3,618,100                |

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附註:

- 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平台面積(如有)。
- 單位有蓋面積包括實用面積及窗台及冷氣機房面積(如有)。
- 單位所攤分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(如有把面積計算在內)。
- 建築面積包括單位有蓋面積及單位所攤分的公用地方面積。
- 住宅由5樓開始, 不設13、14及24字樓。
- 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): 約3.5米。
- 部份住宅單位之天花高度將會因應上層單位之跌級樓板、結構及/或建築設計的需要而有所差異。
- 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。
- 部份住宅之客廳廳、睡房及走廊之假天花內均裝有冷氣及/或其他機電設備。
- 露台、工作平台及天台內裝有公用喉管及/或其他機電設備。
- 分體式/窗口分體式冷氣機之外機設於大廈外牆冷氣機平台及/或工作平台的天花。
- 部份樓層及窗戶設有建築裝飾及/或燈光裝飾, 而部分單位之窗戶、露台及工作平台的欄柵設計略有不同。
- 露台及工作平台不能被封閉或封密。
- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
- 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)等各項文件之副本, 均可向售樓處免費查閱。
- 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), 請參閱賣方提供之售樓說明書內所載批地條款、公用契約(如有)、大廈公契或附屬公契(如有)之相關條款。
- 準買家請參看設置於售樓處之物業模型及其有意購買單位之外觀及建築特色, 特別是屬於或影響該單位之建築特色。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。
- 賣方亦建議買方到該發展地盤作實地考察, 以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。
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Remarks:

- Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform (if any).
- Unit Covered Area includes the Saleable Area and areas of Bay Window and Air-conditioning Plant Room (if any).
- Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc. (if such area is included in calculation of Apportioned Share of Common Area of the unit).
- Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.
- Residential floors start from 5/F. There are no 13/F, 14/F & 24/F in the Development.
- 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. 3.5m.
- The internal ceiling height within some units may vary due to sunken slab at above flat, structural and/or architectural design requirements.
- The internal space of units on upper floors may be slightly larger than those of the same type on lower floors due to the reduced thickness of structural walls on those upper floors.
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- There may be communal pipes and/or M&E services within the balconies, utility platforms and roofs.
- Outdoor units of the split type / window split type air-conditioners are installed on the external air-conditioning platform and/or ceiling level of utility platform.
- Architectural and/or lighting features are on the external walls and windows of some of the floors. The design of some of the windows, balcony balustrades and utility platform balustrades may vary.
- Balconies and utility platforms must not be enclosed.
- All plans are subject to final approval by the relevant Government authorities.
- Copies of the related Building Plans, Outline Zoning Plans, Land Grant 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.
- For details of the management / maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant, Deed of Dedication (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochures provided by the Vendor.
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