

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	利·港灣 18 L · Harbour 18	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	浙江街 18 號 18 Chi Kiang 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)			84

印製日期 Date of Printing	價單編號 Number of Price List
2015-4-3	3

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
2015-5-7	3A	
2015-5-22	3B	✓
2015-7-30	3C	
2015-9-9	3D	✓
2015-10-30	3E	
2015-11-5	3F	
2016-8-31	3G	
2016-9-26	3H	
2016-10-4	3I	
2016-12-20	3J	
2017-2-9	3K	
2018-9-14	3L	✓

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
2019-9-23	3M	✓

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	庭院 Yard
利·港灣 18 L · Harbour 18	5	D	26.285 (283) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0)	7,355,000	279,817 (25,989)	--	1.275 (14)	--	19.553 (210)	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	20	A	39.399 (424) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	8,622,000 8,453,000	218,838 (20,335) 214,549 (19,936)	--	1.860 (20)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	20	B	49.705 (535) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,653,000	234,443 (21,781)	--	2.875 (31)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	20	C	29.785 (321) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,301,000	211,549 (19,629)	--	1.275 (14)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	23	A	39.399 (424) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,108,000 8,930,000	231,173 (21,481) 226,655 (21,061)	--	1.860 (20)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	23	B	49.705 (535) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,404,000	249,552 (23,185)	--	2.875 (31)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	23	C	29.785 (321) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,400,000	214,873 (19,938)	--	1.275 (14)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	28	A	39.399 (424) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,987,000	253,484 (23,554)	--	1.860 (20)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	28	B	49.705 (535) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,087,000	283,412 (26,331)	--	2.875 (31)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	28	C	29.785 (321) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,672,000 6,805,000	224,005 (20,785) 228,471 (21,199)	--	1.275 (14)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	29	A	39.399 (424) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,287,000 10,580,000	261,098 268,535 (24,262) (24,953)	--	1.860 (20)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	29	B	49.705 (535) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,564,000 14,880,000	293,009 299,366 (27,222) (27,813)	--	2.875 (31)	--	--	--	--	--	--	--	--
利·港灣 18 L · Harbour 18	29	C	29.785 (321) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	6,778,000 6,913,000	227,564 (21,115) 232,097 (21,536)	--	1.275 (14)	--	--	--	--	--	--	--	--

第二部份：面積及售價資料

Part 2: Information on Area and Price

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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
利·港灣 18 L·Harbour 18	30	A	73.111 (787) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0)	25,206,000 25,710,120	344,763 (32,028) 351,659 (32,669)	--	6.253 (67)	--	28.333 (305)	--	--	--	--	--	--

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 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時，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) 註：於本第4節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢（即售價經計算適用折扣後（如有）之價錢）。因應不同支付條款及／或折扣（如有）按售價計算得出之價目，皆以向下捨入方式換算至千位數作為成交金額。
Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable discounts (if any) on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts (if any) on the Price will be rounded down to the nearest thousand to determine the Transaction Price.

支付條款:

Terms of Payment :

於認購單位時先提供港幣\$100,000，並在簽署臨時買賣合約補足成交金額之5%作為臨時訂金。請備銀行本票抬頭：“顧增海律師行”。

A sum of HK\$100,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement for Sale and Purchase a further payment is to be made to bring the total preliminary deposit up to 5% of the Transaction Price. Please prepare a banker's cashier order in favor of "T.H.KOO & ASSOCIATES".

90天付款計劃：可享有此第三部份第4)(ii)段的「稅務折扣優惠」（只適用於本價單第二部份表中所列之單位29A、29B 及30A）

90-day Payment Plan - entitled to the "Stamp Duty Discount Benefit" as set out in paragraph 4)(ii) of this Part 3 (Only applicable to unit 29A, 29B and 30A set out in the schedule in Part 2 of this price list)

1. 臨時訂金(即成交金額 5%)：於買方簽署臨時買賣合約時支付。
Preliminary deposit (i.e. 5% of the Transaction Price): shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.

2. 進一步訂金(即成交金額 5%)：於買方簽署臨時買賣合約後14天內支付。

Further deposit (i.e. 5% of the Transaction Price): shall be paid by the Purchaser within 14 days after signing of the Preliminary Agreement for Sales and Purchase.

3. 成交金額餘款(即成交金額 90%) 於買方簽署臨時買賣合約後90天內支付。

The balance of the Transaction Price (i.e. 90% of the Transaction Price) shall be paid by the Purchaser within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

選擇「90天付款計劃」之買方可向以下由賣方指定財務機構(“第一承按人”)申請按揭貸款，主要條款如下：

The purchaser who chooses 90-day Payment Plan may apply to the vendor's designated financing company ("the First Mortgagee") for the mortgage loan. Key terms are as follows:

一按揭貸款

First Mortgage Loan

1. 買方若於清付成交金額餘款前最少21日向第一承按人提出第一按揭貸款申請，則無需就該申請支付申請手續費。買方若於清付成交金額餘款前21日內向第一承按人提出第一按揭貸款申請，則須就該申請支付港幣\$5,000或第一承按人不時指定之其他金額作為不可退還的申請手續費。

If the purchaser makes an application to the First Mortgagee for a first mortgage loan not less than 21 days before settlement of the balance of Transaction Price, no application fee will be payable in respect of the application. If the purchaser makes an application to the First Mortgagee for a first mortgage less than 21 days before settlement of the balance of Transaction Price, a non-refundable application fee in respect of the application in the sum of HK\$5,000 or such other amount as may be specified by the First Mortgagee from time to time is payable by the purchaser. An application should be made in writing.

2. 第一按揭貸款首兩年之按揭年利率以「香港上海滙豐銀行有限公司不時公布之港元最優惠利率」減一厘計算，第三至第四年以「香港上海滙豐銀行有限公司不時公布之港元最優惠利率」加一厘計算，其後以「香港上海滙豐銀行有限公司不時公布之港元最優惠利率」加兩厘計算，利率浮動。不論前述如何，最終利率由第一承按人全權決定。

The interest rate for the first 2 years of the first mortgage loan shall be calculated at 1% below the HK Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, the 3rd to 4th year shall be calculated at 1% above the HK Dollar Best Lending Rate as quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time, subject to fluctuation. Notwithstanding anything aforesaid, the interest rate applicable shall be determined by the First Mortgagee in its absolute discretion.

3. 第一按揭貸款的總金額不可超過成交金額的85%

The maximum first mortgage loan amount shall not exceed 85% of the Transaction Price.

4. 第一按揭貸款年期最長為25年。

The maximum tenor of first mortgage loan shall be 25 years.

5. 買方於決定選擇第一按揭貸款前，請先向第一承按人查詢清楚第一按揭貸款之按揭條款、批核條件及手續。

The purchaser is advised to enquire with the First Mortgagee on details of its terms, conditions and application procedures of the first mortgage before considering a first mortgage loan.

6. 買方無需提供收入證明，但須提供財務資料、信貸記錄及其他第一承接人所需文件。

The purchaser is not required to provide income proof, but is required to provide financial information, credit report and other necessary documents as requested by the First Mortgagee.

7. 第一按揭貸款申請將由第一承接人獨立處理。

The application for the first mortgage loan will be processed by the First Mortgagee independently.

8. 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及雜費。買方可選擇另行聘請律師為其相關第一按揭貸款文件之代表律師。在此情況下，買方亦須負責賣方代表律師於第一按揭貸款的律師費用及雜費。

All legal documents in relation to the first mortgage loan shall be prepared by the vendor's solicitors and all the costs and disbursements shall be borne by the purchaser. The purchaser is free to instruct his/her own solicitors to act for him/her in relation to the documentation of first mortgage loan. In such event, the purchaser shall also bear the costs and disbursements for the vendor's solicitors relating to the first mortgage loan.

9. 有關第一按揭貸款之批核及按揭條款以第一承接人之最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論第一按揭貸款獲批與否，買方仍須完成購買該住宅物業及全數繳付該住宅物業的成交金額。

The grant of the application and its respective terms and conditions for the first mortgage loan is subject to the final decision of the First Mortgagee and is not related to the vendor (which shall under no circumstances be responsible therefor). The purchaser shall complete the purchase of the residential property and pay the Transaction Price of the residential property in full irrespective of whether the first mortgage loan is granted or not.

10. 買方可於任何時候償還全部貸款並獲豁免提早還款手續費，但須預先給予第一承接人一個月書面通知。

The purchaser may at any time repay the outstanding loan in full by giving the First Mortgagee one month's prior notice in writing without levy of early repayment handling charges.

11. 此貸款受其他條款及條件約束。

This loan is subject to other terms and conditions.

4)(ii) **售價獲得折扣基礎：**

The basis on which any discount on the price is available:

稅務折扣優惠

Stamp Duty Discount Benefit

選擇「90天付款計劃」購買本價單第二部份表中所列之單位 29A, 29B 及 30A 之買方可獲額外提供「從價印花稅」津貼折扣優惠，折扣優惠直接從售價扣減，扣減的百分比為售價 7%。

An extra "Ad Valorem Stamp Duty" Discount from the Price would be offered to the Purchaser who chooses 90-day Payment Plan and purchases unit 29A, 29B and 30A set out in the schedule in Part 2 of this price list. The discount is 7% of the Price.

4)(iii) **誰人負責支付買賣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:

(a) 買方須繳付一切有關擬備、簽訂、完成、加蓋印花及登記發展項目中的指明住宅物業之臨時合約、正式合約及轉讓契的律師費和其他費用。

The purchaser shall pay all the legal costs and disbursements of and incidental to the preparation, execution, completion, stamping and registration of the Preliminary Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase and the subsequent assignment of the specified residential property in the development.

(b) 如買方同時聘用賣方之律師於發展項目中的指明住宅物業之正式合約及轉讓契及按揭契中代表買方，賣方將促使賣方的律師同意豁免收取買方須繳付給賣方的律師一切有關擬備、簽訂、完成、加蓋印花及登記該項目中的指明住宅物業之正式合約及轉讓契的律師費。如買方選擇聘用其他律師代表買方處理有關之交易，買賣雙方須負責支付各自有關正式合約及轉讓契兩項法律文件之律師費用。

If but only if the purchaser also instructs the vendor's solicitors to act for the purchaser in the Formal Agreement for Sale and Purchase and the subsequent assignment and the mortgage of the specified residential property in the development, the vendor will procure the vendor's solicitors to waive the legal cost of and incidental to the preparation, execution, completion, stamping and registration of the Formal Agreement for Sale and Purchase and the assignment of the said specified residential property in the development payable by the purchaser to the vendor's solicitors. If the purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the purchase, each of the vendor and the purchaser shall pay his own solicitors' fees in respect of the Formal Agreement for Sale and Purchase and the assignment.

(c) 須就發展項目中的指明住宅物業之臨時合約、正式合約及轉讓契支付的所有印花稅，包括但並不限於從價印花稅、買家印花稅(如有)及額外印花稅(如有)，一概由買方承擔。

All stamp duties payable on the Preliminary Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase and the subsequent assignment of the specified residential property in the development, including but not limited to ad valorem stamp duty, buyer's stamp duty (if any) and special stamp duty (if any), shall be borne by the purchaser.

4)(iv) **買方須為就買賣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:

買方須繳付任何其他法律文件(包括但不限於買方提名書及補充協議)之律師費和其他費用、擬備大廈公契暨管理合約之相關部分費用、發展項目中的指明住宅物業之樓契認証副本之費用、正式合約及轉讓契之圖則費、一概有關臨時合約、正式合約及轉讓契之登記費及其他費用及擬備該發展項目中的指明住宅物業按揭(如有)之律師費及其他費用。

The purchaser shall pay all the legal costs and charges in relation to any other legal documents including but not limited to nomination and supplemental agreement, a due proportion of the costs for the preparation of the deed of mutual covenants incorporating a management agreement of the development, all costs for preparing certified copies of title deeds and documents of the specified residential property in the development, all professional fees for the plans to be annexed to the Formal Agreement for Sale and Purchase and the subsequent assignment of the said specified residential property in the development, all registration fees and other disbursements payable on the Preliminary Agreement for Sale and Purchase, Formal Agreement for Sale and Purchase and the subsequent assignment of the said specified residential property in the development and all legal costs and other costs and disbursements in respect of any mortgage (if any) in respect of the said specified property in the development.

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:

中原地產代理有限公司

Centaline Property Agency 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

香港置業(地產代理)有限公司

Hong Kong Property Services (Agency) Limited

世紀21集團有限公司

Century 21 Group Limited

請注意：任何人可委任任何地產代理在購買期數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 Phase. 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.lhabour18.com

The address of the website designated by the vendor for the development is: www.lhabour18.com