

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	深灣9號 Marinella	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	香港香港仔惠福道9號 9 Welfare Road, Aberdeen, Hong Kong		
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)			411

印製日期 Date of Printing	價單編號 Number of Price List
17/10/2013	1

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 Number 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
16/03/2014	1A	--

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.)									
						空調機房	窗台	閣樓	平台	花園	停車位	天台	梯屋	前庭	庭院
						Air- conditioning plant room	Bay window	Cock- loft	Flat roof	Garden	Parking space	Roof	Stair- hood	Terrace	Yard
大廈名稱 Block Name	樓層 Floor	單位 Unit													
1	33, 35	A	240.296 (2587) 露台 Balcony：- (-) 工作平台 Utility Platform：- (-)	146,000,000	607,584 (56,436)	--	--	--	71.825 (773)	--	--	--	--	--	--
1	33, 35	B	202.222 (2177) 露台 Balcony：- (-) 工作平台 Utility Platform：- (-)	106,800,000	528,132 (49,058)	--	--	--	26.037 (280)	--	--	--	--	--	--
2	33, 35	A	214.190 (2306) 露台 Balcony：- (-) 工作平台 Utility Platform：- (-)	113,900,000	531,771 (49,393)	--	--	--	42.125 (453)	--	--	--	--	--	--
3	33, 35	A	214.891 (2314) 露台 Balcony：- (-) 工作平台 Utility Platform：- (-)	114,300,000	531,898 (49,395)	--	--	--	40.994 (441)	--	--	--	--	--	--
3	33, 35	B	223.543 (2406) 露台 Balcony：- (-) 工作平台 Utility Platform：- (-)	147,100,000	658,039 (61,139)	--	--	--	45.979 (495)	--	--	--	--	--	--
6	33, 35	B	221.651 (2386) 露台 Balcony：- (-) 工作平台 Utility Platform：- (-)	113,800,000	513,420 (47,695)	--	--	--	21.875 (235)	--	--	--	--	--	--
8	33, 35	A	227.320 (2447) 露台 Balcony：- (-) 工作平台 Utility Platform：- (-)	120,000,000	527,890 (49,040)	--	--	--	35.837 (386)	--	--	--	--	--	--
8	33, 35	B	223.609 (2407) 露台 Balcony：- (-) 工作平台 Utility Platform：- (-)	118,000,000	527,707 (49,024)	--	--	--	40.102 (432)	--	--	--	--	--	--

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.)									
				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
花園洋房單位編號 Garden House Unit No.													
1	316.210 (3404) 露台 Balcony : 4.987 (54) 工作平台 Utility Platform : - (-)	218,800,000	691,945 (64,277)	--	--	--	--	25.573 (275)	90.189 (971)	--	--	--	--
2	238.255 (2565) 露台 Balcony : 4.997 (54) 工作平台 Utility Platform : - (-)	160,000,000	671,549 (62,378)	--	--	--	--	27.494 (296)	46.764 (504)	--	--	--	--
3	261.016 (2810) 露台 Balcony : 4.931 (53) 工作平台 Utility Platform : - (-)	176,600,000	676,587 (62,847)	--	--	--	--	40.889 (440)	39.777 (429)	--	--	--	--
6	326.616 (3516) 露台 Balcony : 4.987 (54) 工作平台 Utility Platform : - (-)	236,000,000	722,561 (67,122)	--	--	--	12.235 (132)	61.922 (667)	62.564 (674)	--	--	--	--
8	336.478 (3622) 露台 Balcony : 4.989 (54) 工作平台 Utility Platform : - (-)	261,000,000	775,682 (72,060)	--	--	--	10.959 (118)	92.775 (999)	51.128 (551)	--	--	--	--
9	300.772 (3238) 露台 Balcony : 4.989 (54) 工作平台 Utility Platform : - (-)	212,000,000	704,853 (65,473)	--	--	--	--	82.645 (890)	59.981 (646)	--	--	--	--

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				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cock- loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
花園洋房單位編號 Garden House Unit No.													
10	244.677 (2634) 露台 Balcony：4.913 (53) 工作平台 Utility Platform：- (-)	189,800,000	775,717 (72,058)	--	--	--	--	64.968 (699)	55.723 (600)	--	--	--	--
11	245.978 (2647) 露台 Balcony：4.914 (53) 工作平台 Utility Platform：- (-)	172,000,000	699,250 (64,979)	--	--	--	--	63.033 (678)	51.431 (554)	--	--	--	--
12	255.189 (2747) 露台 Balcony：4.922 (53) 工作平台 Utility Platform：- (-)	178,600,000	699,873 (65,016)	--	--	--	--	66.595 (717)	44.478 (479)	--	--	--	--
16	251.573 (2708) 露台 Balcony：4.979 (54) 工作平台 Utility Platform：- (-)	176,000,000	699,598 (64,993)	--	--	--	--	67.292 (724)	55.333 (596)	--	--	--	--
18	258.965 (2788) 露台 Balcony：5.000 (54) 工作平台 Utility Platform：- (-)	181,200,000	699,708 (64,993)	--	--	--	5.299 (57)	92.494 (996)	62.606 (674)	--	--	--	--

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) 支付條款 Terms of Payment

- (a) 於本第4段內，「售價」指本價單第二部份表中所列之價目，而「成交金額」指臨時買賣合約及買賣合約所載之價目（即因應不同支付條款及／或折扣按售價計算得出之價目）。因應不同支付條款及／或折扣按售價計算得出之價目，皆以四捨五入方式換算至千位數作為成交金額。

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 relevant terms of payment and/or applicable discount(s) on the Price. The price obtained after applying the relevant terms of payment and/or applicable discount(s) on the Price will be rounded to the nearest thousand (i.e. if the hundredth digit of the price obtained is 5 or above, rounded up to the nearest thousand or if the hundredth digit of the price obtained is 4 or below, rounded down to the nearest thousand) to determine the Transaction Price.

- (b) 於本第4段內，「香港永久性居民」指在簽署臨時買賣合約當天持有有效香港永久性居民身份證的人仕。

In this section 4, "HKPR" means holder of a valid Hong Kong permanent identity card as at the date of signing of the preliminary agreement for sale and purchase.

買方於簽署臨時買賣合約時須繳付相等於售價之5%之金額作為臨時訂金，其中港幣1,000,000之臨時訂金必須以銀行本票支付，抬頭請寫「貝克・麥堅時律師事務所」，餘額可以支票支付，抬頭請寫「貝克・麥堅時律師事務所」。

Upon signing of the preliminary agreement for sale and purchase, Purchaser shall pay the preliminary deposit equivalent to 5% of the purchase price, HKD1,000,000 of the preliminary deposit must be paid by cashiers' order payable to "Baker & McKenzie" and the remaining balance of the preliminary deposit may be paid by cheque(s) payable to "Baker & McKenzie".

A) 100天現金優惠付款 100-days Cash Payment (照售價減5%) (5% discount from Price)

1. 成交金額 5% 於簽署臨時買賣合約時繳付。
5% of the Transaction price shall be paid by the Purchaser upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5% 於簽署買賣合約時繳付。
5% of the Transaction price shall be paid by the Purchaser upon signing of the agreement for sale and purchase.
3. 成交金額 90% 於簽署臨時買賣合約後 100 天內付清。
A further 90% of the Transaction price shall be paid by the Purchaser within 100 days after signing of the preliminary agreement for sale and purchase.

B) 365天現金優惠付款 365-days Cash Payment (照售價) (Price)

1. 成交金額 5% 於簽署臨時買賣合約時繳付。
5% of the Transaction price shall be paid by the Purchaser upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5% 於簽署買賣合約時繳付。
5% of the Transaction price shall be paid by the Purchaser upon signing of the agreement for sale and purchase.
3. 成交金額 5% 於簽署臨時買賣合約後 90 天內付清。
A further 5% of the Transaction price shall be paid by the Purchaser within 90 days after signing of the preliminary agreement for sale and purchase.
4. 成交金額 5% 於簽署臨時買賣合約後 180 天內付清。
A further 5% of the Transaction price shall be paid by the Purchaser within 180 days after signing of the preliminary agreement for sale and purchase.
5. 成交金額 80% 於簽署臨時買賣合約後 365 天內付清。
A further 80% of the Transaction price shall be paid by the Purchaser within 365 days after signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎 Basis on which any discount on the price is available

香港永久性居民優惠 Privilege for Hong Kong Permanent Resident

如買方屬香港永久性居民，或如買方由多於一人組成時，組成買方之所有人均為香港永久性居民或為組成買方又屬香港永久性居民之任何一人之近親（即配偶、父母、子女、兄弟或姊妹），可獲售價3%折扣優惠。

A 3% discount from the Price will be offered if the Purchaser is an HKPR, or where the Purchaser comprises more than one person, each of them is either an HKPR or a close relative (i.e. spouse, parent, child, brother or sister) of any person constituting the Purchaser who is an HKPR.

(iii) 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) 若交易已完成且買方已完滿及妥為履行相關住宅物業之買賣合約，買方可獲特別現金回贈（「特別現金回贈」）。特別現金回贈金額如下：

Subject to completion and the Purchaser's full and due performance of the agreement for sale and purchase of the residential property concerned, the Purchaser will be entitled to a special cash rebate (the “Special Cash Rebate”). The amount of the Special Cash Rebate is:

- (1) 如買方屬香港永久性居民，或如買方由多於一人組成時，組成買方之所有人均為香港永久性居民或為組成買方又屬香港永久性居民之任何一人之近親（即配偶、父母、子女、兄弟或姊妹），特別現金回贈金額等如買賣合約應付之印花稅（包括按財政司司長於2013年2月22日公布之新稅率（“新稅率”）徵收之從價印花稅，但不包括任何額外印花稅）之100%，但上限為該住宅物業之成交金額之8.5%；或

where the Purchaser is an HKPR, or where the Purchaser comprises more than one person, each of them is either an HKPR or a close relative (i.e. spouse, parent, child, brother or sister) of any person constituting the Purchaser who is an HKPR, 100% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including the ad valorem stamp duty chargeable at the new rates as announced by The Financial Secretary on 22 February 2013 (the “**New Rates**”), but excluding any special stamp duty), subject to a cap of 8.5% of the Transaction Price of that residential property; or

- (2) 如屬任何其他情況，特別現金回贈金額等如買賣合約應付之印花稅（包括買家印花稅及按新稅率徵收之從價印花稅，但不包括任何額外印花稅）之50%，但上限為該住宅物業之成交金額之11.75%。

in any other case, 50% of the total amount of stamp duty chargeable on the agreement for sale and purchase (including the ad valorem stamp duty chargeable at the New Rates and buyer’s stamp duty, but excluding any special stamp duty), subject to a cap of 11.75% of the Transaction Price of that residential property.

買方須按買賣合約完成相關住宅物業買賣交易後的365日內連同已繳付買賣合約的印花稅正式收據以書面通知賣方，賣方會於收到此通知並確認有關資料無誤後的45日內將按本第(iii)(a)段可獲的特別現金回贈的金額付予買方，支付形式由賣方指定。

The Purchaser must notify the Vendor in writing within 365 days after the completion of the sale and purchase of the residential property concerned in accordance with the agreement for sale and purchase of the residential property together with the official receipt(s) for stamp duty payment on the agreement for sale and purchase. The Vendor will pay the Special Cash Rebate in the amount calculated according to this paragraph(iii)(a) to the Purchaser within 45 days in such manner as the Vendor may prescribe after the Vendor has received such notification and duly verified the information.

(b) 車位優惠 Car Park Offer

現正發售的每一頂層複式單位的買家可以每個車位HK\$1,000,000的優惠價購買不多於兩個於本發展項目(即惠福道9號深灣9號)內由賣方指定位置的住客車位。每一可供發售車位之價值約為HK\$2,000,000。一切關於車位銷售數量及分配之事宜，以賣方最終決定為準。

Purchaser of each Penthouse available for sale is entitled to purchase not more than 2 residential parking spaces within the development (i.e. Marinella at 9 Welfare Road), the location of which to be designated by the Vendor, at a discounted price of HK\$1,000,000 each. The value of each of such car parking spaces is approximately HK\$2,000,000. All matters related to the sale and allocation of parking spaces as well as the number of car parking spaces to be sold shall be decided at the sole discretion of the Vendor whose decision shall be final.

(c) 購買第三座33及35樓B單位或10號花園洋房單位之買家，可於買賣完成時獲贈該單位內現有之傢俱與配備(受相關文件條款及條件限制，該等條款及條件包括但不限於賣方或其代表不會就傢俱與配備作出任何保證，包括對其狀況、品質或效能的保證或提供任何保養)，傢俱與配備將於成交日以"現狀"交與買方。

Purchaser of Unit B on 33/F and 35/F of Tower 3 and Garden House Unit No.10 shall receive the furniture and chattels currently displayed at the unit on completion of the sale and purchase as gifts (subject to the terms and conditions of the relevant documentation, which said terms and conditions include (without limitation) the followings: No warranty or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards the furniture and chattels or any of them. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the furniture and chattels or as to whether any of the furniture and chattels are or will be in working condition). The furniture and chattels will be delivered to purchaser upon completion on an “as is”condition.

(iv) 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

如買方選用賣方指定之代表律師作為買方之代表律師同時處理有關購買該項目中的指明住宅物業的所有法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費。如買方選擇另聘代表律師作為買方之代表律師處理其購買該項目中的指明住宅物業，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 appoints the Vendor's solicitors to act on his/her behalf in respect of all legal documents in relation to the purchase of the specified residential property in the development, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment.

If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase of the specified residential property in the development, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

買方需支付所有印花稅包括但不限於從價印花稅，買家印花稅*及額外印花稅*(*如適用)

All stamp duty payments including, but not limited to, Ad Valorem Stamp Duty, Buyers' Stamp Duty* and Special Stamp Duty* payments will be borne by the Purchaser (*if applicable)

- (v) 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

有關其他法律文件之律師費如：附加合約、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any Mortgage related to the sale and purchase of a specified residential 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：置業18物業有限公司、中原地產代理有限公司、世紀21測量行有限公司、華匯置業、高力國際物業顧問(香港)有限公司、六福行物業代理有限公司、嘉信行地產代理有限公司、香港置業(地產代理)有限公司、仲量聯行、建豪國際有限公司、領域佳士得國際地產、領高地產代理有限公司、美聯物業、利嘉閣地產有限公司、第一太平戴維斯。

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。

The vendor has appointed estate agents to act in the sale of any specified residential property in the development: 18 Property Agency Limited, Centaline Property Agency Limited, Century 21 Surveyor Limited and Franchisees, China Group Property Agency Co., Collier International (Hong Kong) Limited, Fortune Six Property Agency Limited, Garson Real Estates Agencies, Hong Kong Property Services (Agency) Ltd, Jones Lang LaSalle Limited, Kanco International Limited, Landscape Realty Limited, Leading Properties Agency Limited, Midland Realty, Ricacorp Properties Limited, Savills (Hong Kong) Limited.

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：<http://www.marinella.com.hk>

The address of the website designated by the vendor for the development is: <http://www.marinella.com.hk>