

價單 Price List

第一部份：基本資料 Part1：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
16/3/2014	1A	--
26/4/2014	1B	✓
20/5/2014	1C	--
29/6/2014	1D	--
22/8/2014	1E	--
11/11/2014	1F	✓
12/11/2014	1G	--
12/12/2014	1H	--
26/1/2015	1I	--
6/5/2015	1J	✓
2/2/2016	1K	--
30/4/2016	1L	Not Applicable 不適用
28/6/2016	1M	Not Applicable 不適用
13/7/2016	1N	Not Applicable 不適用
29/9/2016	1O	Not Applicable 不適用
30/11/2016	1P	✓
1/2/2017	1Q	--

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，每平方米呎) 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 Salesble 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-conditionin g 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
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 : - (-)	406,800,000 408,936,000 Not Applicable – Sale by Tender 不適用 – 以招 標形式出售	528,132 (49,058) 538,695 (50,040) Not Applicable – Sale by Tender 不適用 – 以招標形式出售	--	--	--	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)	--	--	--	--	--	--

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 Salesble 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
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 : - (-)	420,000,000 422,400,000 197,871,000	527,890 (49,040) 538,448 (50,020) 870,451 (80,863)	--	--	--	35.837 (386)	--	--	--	--	--	--
8	33,35	B	223.609 (2407) 露台 Balcony : - (-) 工作平台 Utility Platform : - (-)	418,000,000 420,360,000 194,636,000	527,707 (49,024) 538,261 (50,004) 870,430 (80,862)	--	--	--	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 Salesble 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 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
1	316.210 (3404) 露台 Balcony : 4.987 (54) 工作平台 Utility Platform : - (-)	218,800,000 223,176,000 Not Applicable – Sale by Tender 不適用 – 以招 標形式出售	691,945 (64,277) 705,784 (65,563) Not Applicable – Sale by Tender 不適用 – 以招標形式出售	--	--	--	--	25.573 (275)	90.189 (971)	--	--	--	--
2	238.255 (2565) 露台 Balcony : 4.997 (54) 工作平台 Utility Platform : - (-)	160,000,000 163,200,000 179,550,000	671,549 (62,378) 684,980 (63,626) 753,604 (70,000)	--	--	--	--	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 : - (-)	261,000,000 266,220,000 292,842,000	775,682 (72,060) 791,196 (73,501) 870,315 (80,851)	--	--	--	10.959 (118)	92.775 (999)	51.128 (551)	--	--	--	--

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 Salesble 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 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
9	300.772 (3238) 露台 Balcony : 4.989 (54) 工作平台 Utility Platform : - (-)	212,000,000 248,000,000 252,960,000 Not Applicable – Sale by Tender 不適用 – 以招 標形式出售	704,853 (65,473) 824,545 (76,590) 841,036 (78,122) Not Applicable – Sale by Tender 不適用 – 以招標形式出售	--	--	--	--	82.645 (890)	59.981 (646)	--	--	--	--
10	244.677 (2634) 露台 Balcony : 4.913 (53) 工作平台 Utility Platform : - (-)	189,800,000 200,000,000	775,717 (72,058) 817,404 (75,930)	--	--	--	--	64.968 (699)	55.723 (600)	--	--	--	--
11	245.978 (2647) 露台 Balcony : 4.914 (53) 工作平台 Utility Platform : - (-)	172,000,000 175,440,000 Not Applicable – Sale by Tender 不適用 – 以招 標形式出售	699,250 (64,979) 713,235 (66,279) Not Applicable – Sale by Tender 不適用 – 以招標形式出售	--	--	--	--	63.033 (678)	51.431 (554)	--	--	--	--

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 Salesble 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 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
12	255.189 (2747) 露台 Balcony : 4.922 (53) 工作平台 Utility Platform : - (-)	478,600,000 482,172,000 200,389,200	699,873 (65,016) 713,871 (66,317) 785,258 (72,948)	--	--	--	--	66.595 (717)	44.478 (479)	--	--	--	--
16	251.573 (2708) 露台 Balcony : 4.979 (54) 工作平台 Utility Platform : - (-)	476,000,000 479,520,000 197,472,000	699,598 (64,993) 713,590 (66,292) 784,949 (72,922)	--	--	--	--	67.292 (724)	55.333 (596)	--	--	--	--
18	258.965 (2788) 露台 Balcony : 5.000 (54) 工作平台 Utility Platform : - (-)	481,200,000 484,824,000 203,306,400	699,708 (64,993) 713,703 (66,293) 785,073 (72,922)	--	--	--	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 transaction 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 of the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 支付條款 Terms of Payment
- 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.
- 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)

180 天現金付款 180-day Cash Payment (照售價減 3%) (3% discount from Price)

(1)

成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付。買方須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase by the purchaser. The agreement for sale and purchase must be signed by the purchaser within 5 working days thereafter.

(2)

成交金額 5% 再期訂金於簽署臨時買賣合約後 30 天內繳付。
A further 5% of the Transaction Price being further deposit shall be paid by the purchaser within 30 days after signing of the preliminary agreement for sale and purchase.

(3)

成交金額 5% 於簽署臨時買賣合約後 60 天內繳付。
A further 5% of the Transaction Price shall be paid by the purchaser within 60 days after signing of the preliminary agreement for sale and purchase.

(4)

成交金額 85% 於簽署臨時買賣合約後 180 天內付清。
A further 85% of the Transaction Price shall be paid by the purchaser within 180 days after signing of the preliminary agreement for sale and purchase.

(B)

240 天現金付款 240-day Cash Payment (照售價) (According to Price)

(1)

成交金額 5% 臨時訂金於買方簽署臨時買賣合約時繳付。買方須於其後 5 個工作天內簽署買賣合約。
5% of the Transaction Price being preliminary deposit shall be paid upon signing of the preliminary agreement for sale and purchase by the purchaser. The agreement for sale and purchase must be signed by the purchaser within 5 working days thereafter.

(2)

成交金額 5% 再期訂金於簽署臨時買賣合約後 30 天內繳付。
A further 5% of the Transaction Price being further deposit shall be paid by the purchaser within 30 days after signing of the preliminary agreement for sale and purchase.

(3)

成交金額 5% 於簽署臨時買賣合約後 60 天內付清。
A further 5% of the Transaction Price shall be paid by the purchaser within 60 days after signing of the preliminary agreement for sale and purchase.

(4)

成交金額 85% 於簽署臨時買賣合約後 240 天內付清。
A further 85% of the Transaction Price shall be paid by the purchaser within 240 days after signing of the preliminary agreement for sale and purchase.
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- (ii) 售價獲得折扣的基礎 The basis on which any discount on the Price is available
- (a) 見 4(i)
See 4(i)
- (b) 「從價印花稅津貼」“Ad Valorem Stamp Duty Subsidy”
- 買方購買本價單中之住宅物業可照售價獲額外 4.25% 折扣。
An extra discount of 4.25% on the Price would be offered to the purchaser of a residential property in this price list.
- (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) 購買 2 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。
The purchaser of Garden House Unit No. 2 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
- (a) 如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師處理買賣合約、按揭及轉讓契，買方及賣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 handle the agreement for sale and purchase, mortgage and assignment, 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 handle the agreement for sale and purchase, mortgage or assignment, 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.
- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)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)。
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne by the purchaser.
- (v) 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
有關其他法律文件之律師費如：附加合約、買方提名書、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, nomination, 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.
- (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:
- 賣方委任的代理：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、能記有限公司、云房網絡(香港)代理有限公司、南門地產代理有限公司。
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。
Agent appointed by the vendor: 18 Property Agency Limited, Centaline Property Agency Limited, Century 21 Surveyors Limited and Franchisees, China Group Property Agency Co., Colliers 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, Cantrade Limited, Qfang Network (HongKong) Agency Limited, South Gate Property Agency 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：www.marinella.com.hk
The address of the website designated by the vendor for the Development is: www.marinella.com.hk