



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	天寰 Victoria Skye	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	沐寧街 1 號 (臨時門牌號數有待發展項目建成時確認) 1 Muk Ning Street (the provisional street number is subject to confirmation when the Development is completed)		
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)	822		

印製日期 Date of Printing	價單編號 Number of Price List
23 May 2017	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
17 July 2017	2A	✓
27 September 2017	2B	--

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.)									
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
天海匯第 1 座 Ocean Waves Tower 1	三樓 3/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,031,000	211,227 (19,633)	-	-	-	-	-	-	-	-	-	-
天海匯第 1 座 Ocean Waves Tower 1	五樓 5/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,244,000	216,209 (20,096)	-	-	-	-	-	-	-	-	-	-
天海匯第 1 座 Ocean Waves Tower 1	六樓 6/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,417,000	220,255 (20,472)	-	-	-	-	-	-	-	-	-	-
天海匯第 1 座 Ocean Waves Tower 1	七樓 7/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,547,000	223,296 (20,754)	-	-	-	-	-	-	-	-	-	-
天海匯第 1 座 Ocean Waves Tower 1	八樓 8/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,670,000	226,172 (21,022)	-	-	-	-	-	-	-	-	-	-
天海匯第 1 座 Ocean Waves Tower 1	九樓 9/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,670,000	226,172 (21,022)	-	-	-	-	-	-	-	-	-	-
天海匯第 1 座 Ocean Waves Tower 1	十樓 10/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,709,000	227,085 (21,107)	-	-	-	-	-	-	-	-	-	-
天海匯第 1 座 Ocean Waves Tower 1	十一樓 11/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,748,000	227,997 (21,191)	-	-	-	-	-	-	-	-	-	-
天海匯第 1 座 Ocean Waves Tower 1	十二樓 12/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,787,000	228,909 (21,276)	-	-	-	-	-	-	-	-	-	-
天海匯第 1 座 Ocean Waves Tower 1	十五樓 15/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,826,000	229,821 (21,361)	-	-	-	-	-	-	-	-	-	-

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 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
天海匯第1座 Ocean Waves Tower 1	十六樓 16/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,865,000	230,733 (21,446)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十七樓 17/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,905,000	231,669 (21,533)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十八樓 18/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,984,000	233,517 (21,704)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十九樓 19/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	9,984,000	233,517 (21,704)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十樓 20/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,024,000	234,452 (21,791)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十一樓 21/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,064,000	235,388 (21,878)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十二樓 22/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,104,000	236,323 (21,965)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十三樓 23/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,145,000	237,282 (22,054)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十五樓 25/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,185,000	238,218 (22,141)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十六樓 26/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,226,000	239,177 (22,230)	-	-	-	-	-	-	-	-	-	-

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 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
天海匯第1座 Ocean Waves Tower 1	二十七樓 27/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,267,000	240,136 (22,320)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十八樓 28/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,349,000	242,054 (22,498)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十九樓 29/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,349,000	242,054 (22,498)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十樓 30/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,390,000	243,013 (22,587)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十一樓 31/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,432,000	243,995 (22,678)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十二樓 32/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,474,000	244,977 (22,770)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十三樓 33/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,516,000	245,960 (22,861)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十五樓 35/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,558,000	246,942 (22,952)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十六樓 36/F	C	42.755 (460) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.502 (16)	10,600,000	247,924 (23,043)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三樓 3/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,257,000	219,766 (20,435)	-	-	-	-	-	-	-	-	-	-

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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
天海匯第1座 Ocean Waves Tower 1	五樓 5/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,476,000	224,966 (20,918)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	六樓 6/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,653,000	229,168 (21,309)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	七樓 7/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,786,000	232,325 (21,603)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	八樓 8/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,913,000	235,340 (21,883)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	九樓 9/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,913,000	235,340 (21,883)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十樓 10/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,952,000- 10,612,000	236,266- (21,969) 251,935 (23,426)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十一樓 11/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,992,000	237,216 (22,057)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十二樓 12/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,032,000	238,165 (22,146)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十五樓 15/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,072,000	239,115 (22,234)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十六樓 16/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,112,000	240,065 (22,322)	-	-	-	-	-	-	-	-	-	-

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 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
天海匯第1座 Ocean Waves Tower 1	十七樓 17/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,153,000	241,038 (22,413)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十八樓 18/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,234,000	242,961 (22,592)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	十九樓 19/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,234,000	242,961 (22,592)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十樓 20/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,275,000	243,934 (22,682)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十一樓 21/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,316,000	244,908 (22,773)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十二樓 22/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,357,000	245,881 (22,863)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十三樓 23/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,399,000	246,878 (22,956)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十五樓 25/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,440,000	247,851 (23,046)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十六樓 26/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,482,000	248,849 (23,139)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十七樓 27/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,524,000	249,846 (23,232)	-	-	-	-	-	-	-	-	-	-

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) 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.)									
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
天海匯第1座 Ocean Waves Tower 1	二十八樓 28/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,608,000	251,840 (23,417)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	二十九樓 29/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,608,000	251,840 (23,417)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十樓 30/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,651,000	252,861 (23,512)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十一樓 31/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,693,000	253,858 (23,605)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十二樓 32/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,736,000	254,879 (23,700)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十三樓 33/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,779,000	255,900 (23,795)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十五樓 35/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,822,000	256,920 (23,890)	-	-	-	-	-	-	-	-	-	-
天海匯第1座 Ocean Waves Tower 1	三十六樓 36/F	D	42.122 (453) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	10,865,000	257,941 (23,985)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	十七樓 17/F	A*	79.102 (851) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16)	22,212,000	280,802 (26,101)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	十八樓 18/F	A*	79.102 (851) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16)	22,633,000	286,124 (26,596)	-	-	-	-	-	-	-	-	-	-

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 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
天海匯第2座 Ocean Waves Tower 2	二十一樓 21/F	A*	79.102 (851) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16)	23,577,000	298,058 (27,705)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	二十五樓 25/F	A*	79.102 (851) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16)	24,004,000	303,456 (28,207)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	二十六樓 26/F	A*	79.102 (851) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16)	24,148,000	305,277 (28,376)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	二十七樓 27/F	A*	79.102 (851) 露台 Balcony: 3.000 (32) 工作平台 Utility Platform: 1.500 (16)	24,293,000	307,110 (28,546)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	三樓 3/F	D	42.392 (456) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: -	8,721,000	205,723 (19,125)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	五樓 5/F	D	43.892 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,352,000	213,068 (19,814)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	六樓 6/F	D	43.892 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,625,000	219,288 (20,392)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	七樓 7/F	D	43.892 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,758,000	222,318 (20,674)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	三十一樓 31/F	D	43.892 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,662,000	242,914 (22,589)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	三十二樓 32/F	D	43.892 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,705,000	243,894 (22,680)	-	-	-	-	-	-	-	-	-	-

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) 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.)									
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
天海匯第2座 Ocean Waves Tower 2	三十三樓 33/F	D	43.892 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,748,000	244,874 (22,771)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	三十五樓 35/F	D	43.892 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,791,000	245,853 (22,862)	-	-	-	-	-	-	-	-	-	-
天海匯第2座 Ocean Waves Tower 2	三十六樓 36/F	D	43.892 (472) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	10,834,000	246,833 (22,953)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三樓 3/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	13,274,000	223,134 (20,741)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	五樓 5/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	13,759,000	231,286 (21,498)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	六樓 6/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	14,168,000	238,162 (22,138)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	七樓 7/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	14,370,000	241,557 (22,453)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	八樓 8/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	14,570,000	244,919 (22,766)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十七樓 27/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	15,585,000	261,981 (24,352)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十八樓 28/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	15,748,000	264,721 (24,606)	-	-	-	-	-	-	-	-	-	-

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) 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.)									
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
天海匯第3座 Ocean Waves Tower 3	二十九樓 29/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	15,748,000	264,721 (24,606)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十樓 30/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	15,842,000	266,301 (24,753)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十一樓 31/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	15,937,000	267,898 (24,902)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十二樓 32/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	16,032,000	269,495 (25,050)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十三樓 33/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	16,128,000	271,109 (25,200)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十五樓 35/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	16,224,000	272,723 (25,350)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十六樓 36/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	16,321,000	274,353 (25,502)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十七樓 37/F	A	59.489 (640) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.503 (16)	16,418,000	275,984 (25,653)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十六樓 26/F	C	31.163 (335) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.501 (16)	7,742,000	248,436 (23,110)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十七樓 27/F	C	31.163 (335) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.501 (16)	7,765,000	249,174 (23,179)	-	-	-	-	-	-	-	-	-	-

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) 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.)									
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
天海匯第3座 Ocean Waves Tower 3	二十八樓 28/F	C	31.163 (335) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.501 (16)	7,811,000	250,650 (23,316)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十九樓 29/F	C	31.163 (335) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.501 (16)	7,811,000	250,650 (23,316)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十樓 30/F	C	31.163 (335) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.501 (16)	7,835,000	251,420 (23,388)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三樓 3/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	8,922,000	222,145 (20,653)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	五樓 5/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,132,000	227,373 (21,139)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	六樓 6/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,303,000	231,631 (21,535)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	七樓 7/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,431,000	234,818 (21,831)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	八樓 8/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,553,000	237,856 (22,113)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	九樓 9/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,553,000	237,856 (22,113)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十樓 10/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,591,000	238,802 (22,201)	-	-	-	-	-	-	-	-	-	-

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 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
天海匯第3座 Ocean Waves Tower 3	十一樓 11/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,630,000	239,773 (22,292)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十二樓 12/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,668,000	240,719 (22,380)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十五樓 15/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,707,000	241,690 (22,470)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十六樓 16/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,746,000	242,661 (22,560)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十七樓 17/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,785,000	243,632 (22,650)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十八樓 18/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,863,000	245,574 (22,831)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十九樓 19/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,863,000	245,574 (22,831)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十樓 20/F	E	40.163 (432) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	9,902,000	246,545 (22,921)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十六樓 26/F	F	40.727 (438) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,716,000	238,564 (22,183)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十七樓 27/F	F	40.727 (438) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,755,000	239,522 (22,272)	-	-	-	-	-	-	-	-	-	-

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) 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.)									
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
天海匯第3座 Ocean Waves Tower 3	二十八樓 28/F	F	40.727 (438) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,833,000	241,437 (22,450)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十九樓 29/F	F	40.727 (438) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,833,000	241,437 (22,450)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十樓 30/F	F	40.727 (438) 露台 Balcony: 2.005 (22) 工作平台 Utility Platform: 1.503 (16)	9,872,000	242,394 (22,539)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三樓 3/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	6,958,000	218,030 (20,227)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	五樓 5/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,116,000	222,981 (20,686)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	六樓 6/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,242,000	226,929 (21,052)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	七樓 7/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,334,000	229,812 (21,320)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	八樓 8/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,414,000	232,319 (21,552)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	九樓 9/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,414,000	232,319 (21,552)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十樓 10/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,436,000	233,008 (21,616)	-	-	-	-	-	-	-	-	-	-

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 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
天海匯第3座 Ocean Waves Tower 3	十一樓 11/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,459,000	233,729 (21,683)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十二樓 12/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,481,000	234,419 (21,747)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十五樓 15/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,504,000	235,139 (21,814)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十六樓 16/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,526,000	235,829 (21,878)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十七樓 17/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,549,000	236,549 (21,945)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十八樓 18/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,594,000	237,959 (22,076)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	十九樓 19/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,594,000	237,959 (22,076)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十樓 20/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,617,000	238,680 (22,142)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十二樓 22/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,662,000	240,090 (22,273)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十三樓 23/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,685,000	240,811 (22,340)	-	-	-	-	-	-	-	-	-	-

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 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
天海匯第3座 Ocean Waves Tower 3	二十五樓 25/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,709,000	241,563 (22,410)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十六樓 26/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,789,000	244,070 (22,642)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十七樓 27/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,852,000	246,044 (22,826)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十八樓 28/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,918,000	248,112 (23,017)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	二十九樓 29/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,918,000	248,112 (23,017)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十樓 30/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,942,000	248,864 (23,087)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十一樓 31/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,966,000	249,616 (23,157)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十二樓 32/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	7,990,000	250,368 (23,227)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十三樓 33/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	8,014,000	251,120 (23,297)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十五樓 35/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	8,038,000	251,872 (23,366)	-	-	-	-	-	-	-	-	-	-

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.)									
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
天海匯第3座 Ocean Waves Tower 3	三十六樓 36/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	8,062,000	252,624 (23,436)	-	-	-	-	-	-	-	-	-	-
天海匯第3座 Ocean Waves Tower 3	三十七樓 37/F	K	31.913 (344) 露台 Balcony: 2.003 (22) 工作平台 Utility Platform: 1.504 (16)	8,086,000	253,376 (23,506)	-	-	-	-	-	-	-	-	-	-

- (1) 準買家應參閱該發展項目的售樓說明書，以了解該發展項目的資料。
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，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) 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(「臨時合約」)及正式買賣合約(「正式合約」)中訂明的住宅物業的實際價錢(即售價經計算相關支付條款及/或適用折扣後之價錢)。因應相關支付條款及/或適用折扣(如有)按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同的支付條款及相同的已選之支付條款下提供的折扣、優惠贈品、財務優惠及利益(如有)。

Note: “Price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase (“PASP”) and formal agreement for sale and purchase (“ASP”), i.e. the purchase price after applying the relevant terms of payment and/or the applicable discounts on Price. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same terms of payment and the same discount, gifts, financial advantage and benefit (if any) offered under the chosen terms of payment for all the residential properties purchased under the same PASP.

(4)(i) 支付條款 The Terms of Payment

於簽署臨時合約時，買方須繳付相等於樓價的 5%作為臨時訂金。其中港幣\$100,000 之部份臨時訂金須以銀行本票支付，臨時訂金餘款須以銀行本票及/或支票支付。所有銀行本票及支票必須由香港持牌銀行發出，抬頭必須為「高李葉律師行」。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of the purchase price) upon signing of the PASP. HK\$100,000 being part of the preliminary deposit shall be paid by cashier order and the remaining balance of the preliminary deposit shall be paid by cashier order and/or cheque. All cashier orders and cheques shall be issued by a licensed bank in Hong Kong and shall be made payable to “Kao, Lee & Yip”.

(A) 120 即供付款 120 Immediate Mortgage Payment (照售價減 6%) (6% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 60 天內須再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
3. 樓價 90%即樓價餘款於買方簽署臨時合約後 120 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內（以較早者為準）須由買方付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 120 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position to validly assign the relevant residential property to the Purchaser(s), whichever is earlier.

(B) 120 輕鬆即供付款 120 Easy Immediate Mortgage Payment (照售價減 6%) (6% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署正式合約時須再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) upon the Purchaser(s)' signing of the ASP.
3. 樓價 90%即樓價餘款於買方簽署臨時合約後 120 天內或於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內(以較早者為準) 須由買方付清。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 120 days after signing of the PASP or within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position to validly assign the relevant residential property to the Purchaser(s), whichever is earlier.

(C) 建築期付款 Stage Payment (照售價減 1%) (1% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%之金額作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署臨時合約後 90 天內須再付樓價 5%作為加付訂金。
5% of the purchase price being further deposit shall be paid by the Purchaser(s) within 90 days after signing of the PASP.
3. 買方簽署臨時合約後 180 天內須再付樓價 5%作為部份樓價。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.
4. 樓價 85%即樓價餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內須由買方付清。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is

in a position to validly assign the relevant residential property to the Purchaser(s).

(D) 輕鬆建築期付款 Easy Stage Payment (照售價減 1%) (1% discount from the Price)

1. 買方須於簽署臨時合約時繳付相等於樓價 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式合約。
The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the purchase price upon signing of the PASP. The ASP shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 買方簽署正式合約時須再付樓價 5%作為加付訂金。
A further 5% of the purchase price being further deposit shall be paid by the Purchaser(s) upon the Purchaser(s)' signing of the ASP.
3. 買方簽署臨時合約後 180 天內須再付樓價 5%作為部份樓價。
5% of the purchase price being part payment of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP.
4. 樓價 85%即樓價餘款於賣方就其有能力將有關住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 日內須由買方付清。
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 14 days after the date of the Vendor's written notification to the Purchaser(s) that the Vendor is in a position to validly assign the relevant residential property to the Purchaser(s).

(4)(ii) 售價獲得折扣的基礎 The basis on which any discount on the Price is available

- (a) 見第 4(i) 段
See paragraph 4(i)

- (b) 置業折扣 (只適用於選擇第 4(i)段中支付條款(A)「120 即供付款」或(C)「建築期付款」之買方)
Home Purchase Discount (only applicable to the Purchaser(s) who has/have selected the Terms of Payment (A) (i.e., “120 Immediate Mortgage Payment”) or (C) (i.e., “Stage Payment”) under paragraph 4(i))

買方可獲 8.5%售價折扣作為置業折扣。

The Purchaser(s) will be offered 8.5% discount on the Price as the Home Purchase Discount.

- (c) K&K Club 會員折扣
K&K Club Member Discount

如在簽署臨時合約當日，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 為 K&K Club 會員，在買方提供令賣方滿意的證據證明其為 K&K Club 會員的前提下，買方 (不論以其 K&K Club 會員名義單獨購買或與其他 K&K Club 會員或非會員聯名購買) 可獲 2%售價折扣優惠。如有爭議，以賣方決定為最終決定及對買方有約束力。
If there is at least one individual Purchaser (if the Purchaser(s) is/are individual(s)) or at least one director of the Purchaser(s) (if the Purchaser(s) is a corporation) being a K&K Club member as of the date of signing the PASP, the Purchaser(s) (whether purchasing in the K&K Club member's sole name or in joint names with other member(s) or non-member(s)) will be offered 2% discount on the Price, subject to the Purchaser(s)' production of evidence satisfactory to the Vendor proving membership of K&K Club. In case of dispute, the Vendor's decision is final and is binding on the Purchaser(s).

- (d) 特別折扣
Special Discount

- (i) 買方可選擇 2%售價折扣作為特別折扣。
The Purchaser(s) may choose the Special Discount of 2% discount on the Price.

- (ii) 如買方於簽署臨時合約時不選擇特別折扣，則買方可獲提供第(4)(iii)(d)(i)段所述之備用第二按揭貸款。為免疑問，就購買每個住宅物業，買方只可享有特別折扣或第(4)(iii)(d)(i)段所述之備用第二按揭貸款的其中一項。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser(s) do/does not choose the Special Discount upon the signing of the PASP, the Standby Second Mortgage Loan set out in paragraph (4)(iii)(d)(i) will be offered to the Purchaser(s).

For the avoidance of doubt, for the purchase of each residential property, the Purchaser(s) is/are only entitled to either the Special Discount or the Standby Second Mortgage Loan set out in paragraph (4)(iii)(d)(i). The Purchaser(s) must choose the same benefit for all the residential properties purchased under the same PASP.

- (4)(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) 見第 4(i) 及(ii)段

See paragraphs 4(i) and (ii)

- (b) 「從價印花稅」優惠（「從價印花稅優惠」）（只適用於選擇第 4(i)段中支付條款(B)「120 輕鬆即供付款」或(D)「輕鬆建築期付款」之買方）

“Ad Valorem Stamp Duty” Benefit (“AVD Benefit”) (only applicable to the Purchaser(s) who has/have selected the Terms of Payment (B) (i.e., “120 Easy Immediate Mortgage Payment”) or (D) (i.e., “Easy Stage Payment”) under paragraph 4(i))

受限於相關交易文件條款及條件(包括但不限於買方須依照正式合約訂定的日期付清每一期加付訂金、部份樓價及樓價餘款#)，賣方將提供予買方從價印花稅優惠，其金額相等於正式合約應繳之從價印花稅或臨時合約所列之樓價的 7.5%，以較低者為準。

Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser(s) shall settle each further deposit, part payment(s) and the balance of the purchase price# according to the respective dates stipulated in the ASP), the Vendor will provide the Purchaser(s) with the AVD Benefit equivalent to the amount of the ad valorem stamp duty payable on the ASP or an amount being 7.5% of the purchase price as stated in the PASP, whichever is lower.

以賣方代表律師實際收到款項日期計算

subject to the actual date of payment(s) received by Vendor's solicitors

為免存疑，賣方提供之「從價印花稅優惠」以該物業不是及不構成一宗更大交易或一系列交易的一部分的基準計算。

For the avoidance of doubt, the AVD Benefit provided by the Vendor shall be computed on the basis that the Property is not and does not form part of a larger transaction or a series of transactions.

賣方會將「從價印花稅優惠」用作直接支付就相關正式合約應繳付之從價印花稅(或其部分，如適用)予稅務局印花稅署。由稅務局印花稅署評估得出應付之實際從價印花稅與「從價印花稅優惠」之間的差額及任何其他就正式合約應繳付的印花稅則須由買方單獨負責支付。

The Vendor will apply the AVD Benefit for payment of the ad valorem stamp duty payable on the relevant ASP (or part thereof, if applicable) to the Stamp Office of the Inland Revenue Department directly. Any difference between the actual amount of ad valorem stamp duty assessed by the Stamp Office of the Inland Revenue Department to be payable and the amount of the AVD Benefit and any other stamp duties payable on the ASP shall be borne by the Purchaser(s) solely.

「從價印花稅優惠」以相關交易文件條款及條件為準。

The AVD Benefit is subject to the terms and conditions of the relevant transaction documents.

- (c) 提前付清樓價現金回贈（只適用於選擇第 4(i)段中支付條款(C)「建築期付款」或(D)「輕鬆建築期付款」之買方）

Early Settlement Cash Rebate (only applicable to the Purchaser(s) who has/have selected the Terms of Payment (C) (i.e., “Stage Payment”) or (D) (i.e., “Easy Stage Payment”) under paragraph 4(i))

如買方提前於正式合約訂明的付清樓價餘款限期日之前付清樓價全數(唯付清樓價全數日期須屬以下列表指明的期間內)，買方可根據以下列表獲賣方提供提前付清樓價現金回贈(「提前付清樓價現金回贈」)。付清樓價全數日期以賣方代表律師實際收到全數樓價款項日期為準。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。

Where the Purchaser(s) settles the full amount of the whole of the purchase price earlier than the due date of payment of the balance of the purchase price specified in the ASP (provided that the date of such full settlement must be within the period(s) specified in the table below), the Purchaser(s) shall be entitled to an early settlement cash rebate ("Early Settlement Cash Rebate") offered by the Vendor according to the table below. The date of settlement of the purchase price in full shall be the date on which the purchase price is actually received by the Vendor's solicitors in full. If the last day of the specified period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

提前付清樓價現金回贈列表

Early Settlement Cash Rebate Table

付清樓價全數日期 Date of settlement of the full amount of the whole of the purchase price	提前付清樓價現金回贈金額 Amount of Early Settlement Cash Rebate
簽署臨時合約的日期後 180 日內 Within 180 days after the date of signing of the PASP	樓價 3% 3% of the purchase price
簽署臨時合約的日期後 181 日至 300 日期間內 Within the period from 181 days to 300 days after the date of signing of the PASP.	樓價 1.5% 1.5% of the purchase price

買方須於提前付清樓價全數日前最少 30 日，以書面向賣方申請提前付清樓價現金回贈，賣方會於收到申請並確認有關資料無誤後將提前付清樓價現金回贈直接在買方付清樓價之同時用於支付部份的樓價餘款。

The Purchaser(s) shall apply to the Vendor in writing for the Early Settlement Cash Rebate at least 30 days before the date of early settlement of the full amount of the whole of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will, simultaneously upon the Purchaser(s) making full settlement of the whole of the purchase price, apply the Early Settlement Cash Rebate for part payment of the balance of the purchase price directly.

「提前付清樓價現金回贈」以相關交易文件條款及條件作準。

The Early Settlement Cash Rebate is subject to the terms and conditions of the relevant transaction documents.

(d) 備用第二按揭貸款 (只適用於沒有選擇第 4(ii)(d)(i)段中的特別折扣之買方)

Standby Second Mortgage Loan (only applicable to the Purchaser(s) who has/have not selected the Special Discount in paragraph 4(ii)(d)(i))

(i) 買方可向賣方指定財務機構(「指定財務機構」)申請備用第二按揭貸款。

The Purchaser(s) may apply for Standby Second Mortgage Loan from the Vendor's designated financing company ("designated financing company").

備用第二按揭貸款的最高金額為淨樓價的 25%，惟第一按揭貸款(由第一按揭銀行提供)及由指定財務機構提供的備用第二按揭貸款總金額不可超過淨樓價的 85%或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄 1。

The maximum Standby Second Mortgage Loan amount shall be 25% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan offered by the designated financing company shall not exceed 85% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 1 for details.

上文「淨樓價」一詞指扣除第(4)(ii)段及第(4)(iii)段所述所有相關的折扣、回贈及/或其他優惠(如有的話)後的住宅物業之樓價。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting all the relevant discounts, rebates and/or other benefits (if any) as set out in paragraph (4)(ii) and paragraph 4(iii).

- (ii) 如買方於簽署臨時合約時不選擇備用第二按揭貸款，則買方可獲賣方提供第(4)(ii)(d)(i)段所述之特別折扣。為免疑問，就購買每個住宅物業，買方只可享有備用第二按揭貸款或第(4)(ii)(d)(i)段所述之特別折扣的其中一項。買方須為於同一份臨時合約下購買的所有住宅物業選擇相同之優惠。

If the Purchaser(s) do/does not choose the Standby Second Mortgage Loan upon the signing of the PASP, the Special Discount set out in paragraph (4)(ii)(d)(i) will be offered by the Vendor to the Purchaser(s). For the avoidance of doubt, for the purchase of each residential property, the Purchaser(s) is/are only entitled to either the Standby Second Mortgage Loan or the Special Discount as set out in paragraph (4)(ii)(d)(i). The Purchaser(s) must choose the same offer for all the residential properties purchased under the same PASP.

(e) 住宅停車位優惠

Priority in Residential Parking Space(s)

- (i) 受制於合約，簽署臨時合約選購本價單第二部分標上“*”之住宅物業之買方，可享有優先認購發展項目的一個住宅停車位的優惠。買方須根據賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其優先認購住宅停車位的優惠。

Subject to contract, the Purchaser(s) who signs the PASP for a residential property that is marked with a “*” in Part 2 of this price list shall have the priority to purchase one (1) residential parking space in the Development. The Purchaser(s) shall exercise his/her/its priority to purchase the residential parking space within the time limit and in accordance with the manner as prescribed by the sales arrangements of the residential parking spaces to be announced by the Vendor.

- (ii) 如買方不依照賣方日後公佈的住宅停車位之銷售安排所規定的時限及方法行使其優先認購住宅停車位的優惠，其優先認購住宅停車位的優惠將會自動失效，買方不會為此獲得任何補償。

If the Purchaser(s) does not exercise his/her/its priority to purchase residential parking space within the time limit and in accordance with the manner prescribed by the sales arrangements of the residential parking spaces to be announced by the Vendor, the priority to purchase residential parking space shall lapse automatically and the Purchaser(s) shall not be entitled to any compensation therefor.

- (iii) 住宅停車位的售價及銷售安排詳情將由賣方全權及絕對酌情決定，並容後公佈。

The price and sales arrangements of residential parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(f) 首 1 年保修優惠

First 1 Year Warranty Offer

在不減損買方於正式合約下之權利的前提下，凡住宅物業(但不包括任何位於住宅物業內或連同住宅物業一併出售的花草植物或園藝設計(如有)或任何在住宅物業買賣完成後所增置、安裝、構建的裝置、裝修物料、設備或資產)有欠妥之處(正常損耗除外)，而該欠妥之處並非由任何人之行為或疏忽造成，買方可於發展項目的滿意紙或包括相關住宅物業之有關發展項目部份之轉讓同意書發出日(以較早者計)起計 1 年內向賣方發出書面通知，賣方將在收到買方書面通知後在合理地切實可行的範圍內盡快自費作出修補。首 1 年保修優惠以相關交易文件條款及條件為準。

Without prejudice to the Purchaser(s)' rights under the ASP, the Vendor is prepared to at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser(s) within 1 year from the date of issuance of the certificate of compliance in respect of the Development or consent to assign in respect of the relevant part of Development in which the residential property forms part (whichever is earlier) remedy any defects (fair wear and tear excepted) to the residential property (excluding any plants or landscaping in or sold with the residential property (if any) or any fittings, finishes, appliances or chattels added, installed or built to or at the residential property after the completion of its sale and purchase) caused otherwise than by any act or neglect of any person. The First 1 Year Warranty Offer is subject to the terms and conditions of the relevant transaction documents.

(4)(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) 如買方就其在有關購買住宅物業選用賣方指定之代表律師作為買方之代表律師，賣方同意為買方支付正式合約及轉讓契兩項法律文件之律師費用(不包括擔保與其他抵押文件及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付))。在任何其他情況下，買方須負責其在有關購買住宅物業之律師費用及代墊付費用。

If the Purchaser(s) appoints the Vendor's solicitors to act on his/her behalf in respect of the purchase of the residential property, the Vendor agrees to bear the legal costs of the ASP and the Assignment (exclusive of the legal costs in respect of any sureties and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser(s)). In any other cases, the Purchase(s) shall bear his/her own solicitors' legal costs and disbursements in respect of the purchase of the residential property.

- (b) 買方須支付一概有關臨時合約、正式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、任何從價印花稅、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、利息及附加費用等)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the PASP, the ASP and the Assignment (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), will be borne by the Purchasers.

(4)(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

有關該住宅物業交易之製作、登記及完成大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本之費用、該住宅物業的正式合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、其他開支及代墊付費用及就有關購買住宅物業的任何其他文件的所有法律費用、其他開支及代墊付費用等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the ASP and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges and disbursements of any other documents relating to the purchase of the residential property.

備註：

Notes:

- 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 available 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 from bank to bank themselves and according to the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
- 所有就購買該發展項目中的指明住宅物業而可能連帶獲得的任何贈品、財務優惠或利益均只提供予臨時合約中訂明的一手買方及不可轉讓。
All of the gift, financial advantage or benefit that may 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 PASP only and shall not be transferable.

附錄 1 備用第二按揭貸款

Annex 1 Standby Second Mortgage Loan

指定財務機構提供備用第二按揭貸款（「第二按揭貸款」）之主要條款如下：

The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the designated financing company are as follows:

- (I) 買方必須於付清樓價餘額之日或(如適用)正式合約內訂明的發展項目的預計關鍵日期(以較早者為準)前最少 90 日以書面向指定財務機構申請第二按揭貸款。
The Purchaser shall make a written application to the designated financing company for a Second Mortgage Loan not less than 90 days before the date of settlement of the balance of the purchase price or (if applicable) the estimated material date for the Development as specified in the ASP (whichever is earlier).
- “關鍵日期” 指批地文件的條件就發展項目而獲符合的日期。
“Material date” means the date on which the conditions of the land grant are complied with in respect of the Development.
- (II) 第二按揭貸款以該住宅物業之第二衡平法按揭及/或第二法定按揭作抵押。
The Second Mortgage Loan shall be secured by a second equitable mortgage and/or second legal mortgage over the residential property.
- (III) 第二按揭貸款年期最長為 30 年或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。
The maximum tenor of Second Mortgage Loan shall be up to 30 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (IV) 第二按揭貸款首 24 個月之按揭利率以香港上海滙豐銀行有限公司不時報價之港元最優惠利率(「港元最優惠利率」)減 2.5% p.a.計算，其後之按揭利率為港元最優惠利率，利率浮動。最終利率以指定財務機構審批結果而定。
Interest rate of the Second Mortgage Loan for the first 24 months shall be calculated at the Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.5% p.a., thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (V) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、收入證明及/或銀行紀錄。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, income proof and/or banking record upon request from the designated financing company.
- (VI) 第一按揭銀行須為指定財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
The first mortgagee bank shall be nominated and referred by the designated financing company and the Purchaser shall obtain prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (VII) 第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。有關第二按揭貸款的申請需要進行壓力測試。
The first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall be approved by the relevant mortgagees independently. Stress test will also be applied on the application of the Second Mortgage Loan.
- (VIII) 所有第二按揭貸款法律文件須由賣方代表律師辦理，買方須負責全部有關律師費用及雜費。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及雜費。

All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

- (IX) 買方須就申請第二按揭貸款向有關指定財務機構支付港幣 \$5,000 的申請手續費。申請手續費不可退還。
The Purchaser shall pay to the relevant designated financing company a sum of HK\$5,000 being the application fee for the Second Mortgage Loan. The application fee is non-refundable.
- (X) 如已獲批的第二按揭貸款未有於到期日前提取，則買方須向指定財務機構繳付相當於第二按揭貸款額 1.5%的承諾費。
In the event the Second Mortgage Loan facility has been approved but not disbursed by the end of its availability period, a commitment fee equivalent to 1.5% of the Second Mortgage Loan amount would be payable by the Purchaser to the designated financing company.
- (XI) 買方敬請向指定財務機構查詢有關第二按揭貸款條款及詳情。就第二按揭貸款批出與否及其條款，指定財務機構有最終決定權，與賣方無關。不論第二按揭貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the terms and conditions and the details of the Second Mortgage Loan. The approval or disapproval of the Second Mortgage Loan and the terms and conditions thereof are subject to the final decision of the designated financing company and are not related to the Vendor. Irrespective of whether the Second Mortgage Loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP.
- (XII) 此第二按揭貸款受有關指定財務機構所訂之其他條款及細則約束。
This Second Mortgage Loan is subject to other terms and conditions as may be stipulated by the designated financing company.
- (XIII) 賣方無給予及不應被視之為已給予任何就第二按揭貸款之批核及/或條款及細節的陳述或保證。
No representation or warranty is given, nor shall be deemed to have been given by the Vendor as to the approval and/or the terms and conditions and the details of the Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款及條件納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.



- (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

世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES

高力國際物業代理有限公司 COLLIERS INTERNATIONAL AGENCY LIMITED

戴德梁行(香港)有限公司 DTZ CUSHMAN & WAKEFIELD (HK) LIMITED

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

仲量聯行有限公司 JONES LANG LASALLE LIMITED

美聯物業代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

云房網絡(香港)代理有限公司 QFANG NETWORK (HONGKONG) AGENCY LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

第一太平戴維斯住宅代理有限公司 SAVILLS REALTY 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.victoriaskye.com.hk

The address of the website designated by the Vendor for the Development is: www.victoriaskye.com.hk