

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	南區・左岸 Marina South	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	鴨脷洲徑 8 號 8 Ap Lei Chau Drive		
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)			114

印製日期 Date of Printing	價單編號 Number of Price List
13/10/2016	3

修改價單(如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
28/10/2016	3A	--
5/12/2016	3B	--
21/12/2016	3C	--
1/2/2017	3D	--

第二部份：面積及售價資料

Part 2 : Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) 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 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
Tower 1 第一座	6	A	173.724 (1,870) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	48,377,000	278,470 (25,870)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 1 第一座	6	B	166.015 (1,787) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	46,134,000	277,891 (25,816)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 1 第一座	7	A	173.724 (1,870) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	48,850,000	281,193 (26,123)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 1 第一座	7	B	166.015 (1,787) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	46,589,000	280,631 (26,071)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 1 第一座	8	A	173.724 (1,870) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	49,323,000	283,916 (26,376)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 1 第一座	8	B	166.015 (1,787) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	47,047,000	283,390 (26,327)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 1 第一座	28	A	173.724 (1,870) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	56,736,000	326,587 (30,340)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 1 第一座	28	B	166.015 (1,787) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	53,188,000	320,381 (29,764)	2.690 (29)	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台(如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米 / 呎售 價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air-conditioning plant room	窗台 Bay window	閣樓 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
Tower 1 第一座	29	A	173.724 (1,870) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	56,736,000	326,587 (30,340)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 1 第一座	29	B	166.015 (1,787) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	53,188,000	320,381 (29,764)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 2 第二座	23	A	177.129 (1,907) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	63,736,000	359,828 (33,422)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 2 第二座	23	B	166.015 (1,787) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	52,586,000	316,755 (29,427)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 2 第二座	25	A	177.129 (1,907) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	64,135,000	362,081 (33,631)	2.690 (29)	-	-	-	-	-	-	-	-	
Tower 2 第二座	25	B	166.015 (1,787) 露台 Balcony: 6.774 (73) 工作平台 Utility Platform: 1.500 (16)	52,892,000	318,598 (29,598)	2.690 (29)	-	-	-	-	-	-	-	-	

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 The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於成交金額之 5% 作為臨時訂金。臨時訂金之其中港幣\$500,000 須以銀行本票繳付，抬頭請寫「的近律師行」。請另備支票以補足臨時訂金之餘額，抬頭請寫「的近律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price. A cashier order of HK\$500,000 being part of the preliminary deposit shall be made payable to “Deacons”. Please prepare a cheque payable to “Deacons” to pay the balance of the preliminary deposit.

註： 在第 4 段中，「售價」指本價單第二部份中所列之住宅物業的售價，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應不同折扣按售價計算得出之價目，皆以向下進位方式換算至千位數作為成交金額。

Note: In paragraph 4, “Price” means the price of the residential property set out in Part 2 of this price list, and “Transaction Price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant discount(s) on the Price will be rounded down to the nearest thousand to determine the Transaction Price.

90 天付款 90 Days Payment Plan (照售價 Price)

1. 相等於成交金額 5% 之臨時訂金(「臨時訂金」)於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price (“Preliminary Deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase.
2. 成交金額 5% 即加付訂金於買方簽署臨時買賣合約後 30 天內繳付。
5% of Transaction Price being further deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
3. 成交金額 90% 即成交金額餘款於買方簽署臨時買賣合約的日期後 90 日內繳付或於完成住宅物業買賣的交易時付清，以較早者為準。
90% of Transaction Price being balance of Transaction Price shall be paid by the Purchaser within 90 days after the date of signing of the preliminary agreement for sale and purchase or upon completion of the sale and purchase of the residential property, whichever is the earlier.

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

(A) 特別折扣優惠 Special Discount Benefit

凡於 2017 年 3 月 31 日當日或之前簽署臨時買賣合約，買方可獲額外 2% 售價折扣優惠。

When the preliminary agreement for sale and purchase is signed on or before 31 March 2017, the Purchaser shall be entitled to an extra 2% discount from the Price.

(B) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit

買方可獲額外 8.5% 售價折扣優惠作為「印花稅津貼」優惠。

The Purchasers shall be entitled to an extra 8.5% discount from the Price as the "Subsidy of Stamp Duty" Benefit.

(C) 提前全數繳付優惠 Early Full Payment Benefit

買方於買賣合約訂明的交易日之前，提早繳付成交金額全數，可根據以下列表獲賣方提供不可轉讓的提前全數繳付優惠(「提前全數繳付優惠」)但受制於以下條款:-

Subject to the terms below, where the Purchaser fully pays the Transaction Price in advance of the date of completion specified in the agreement for sale and purchase, the Purchaser shall be entitled to a non-transferable early full payment benefit (the “Early Full Payment Benefit”) by the Vendor according to the table below :-

「提前全數繳付優惠」列表 Early Full Payment Benefit Table

繳付成交金額餘款之日期 Date of payment of balance of Transaction Price	「提前全數繳付優惠」金額 Early Full Payment Benefit amount
簽署臨時買賣合約的日期後 30 日內 Within 30 days after the date of signing of the preliminary agreement for sale and purchase	售價 1% 1% of the Price
簽署臨時買賣合約的日期後 60 日內 Within 60 days after the date of signing of the preliminary agreement for sale and purchase	售價 0.5% 0.5% of the Price

1. 買方須於擬提前付清成交金額全數日期前最少 14 日以書面向賣方申請「提前全數繳付優惠」，如賣方批准申請並確認有關資料無誤後，將「提前全數繳付優惠」直接用於支付部份成交金額餘額。

The Purchaser shall apply to the Vendor in writing for the Early Full Payment Benefit at least 14 days before the proposed date of full payment of the Transaction Price. If the Vendor has approved the application and duly verified the information, the Vendor may apply the Early Full Payment Benefit towards part payment of the balance of the Transaction Price directly.

2. 如上述「提前全數繳付優惠」列表中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(按《一手住宅物業銷售條例》第 2(1)條所定義)。

If the last day of each of the periods as set out in the Early Full Payment Benefit Table above 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 (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance).

3. 賣方保留絕對酌情權決定所有由「提前全數繳付優惠」而引致的事宜包括但不限於「提前全數繳付優惠」金額(如應支付)。如有任何爭議，以賣方最終決定為準，且該決定對買方具約束力。

The Vendor reserves the absolute discretion to determine all matters arising from the Early Full Payment Benefit including but not limited to the amount of the Early Full Payment Benefit (if payable). In case of any dispute, the Vendor's decision shall be final and binding on the Purchaser.

(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 4(i)及 4(ii)。

See 4(i) and 4(ii).

(b) 認購住客車位優惠 Benefit to Purchase Residential Car Parking Space

購買一個本價單上的住宅物業的買方可根據賣方日後公佈的住宅車位之銷售安排所規定的時限、條款及方法認購一個住客車位，如買方不論任何原因未能依照賣方所訂的住宅車位之銷售安排認購住宅車位，其認購住客車位優惠將會自動失效，買方不會為此獲得任何補償。

The Purchaser of one residential property in this price list shall be entitled to purchase one Residential Car Parking Space in the Development in accordance with time limit, terms and manner as prescribed by the sales arrangements of the residential car parking spaces to be announced by the Vendor. If the Purchaser fails to purchase the residential car parking space according to the sales arrangements of the residential car parking spaces announced by the Vendor for whatsoever reason, the benefit to purchase the residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.

住宅車位的售價及銷售安排詳情(包括但不限於揀選住宅車位的次序)將由賣方全權及絕對酌情決定，並容後公佈。

The prices and sales arrangements details (including but not limited to the sequence for the selection of the residential car parking spaces) of residential car parking spaces will be determined by the Vendor at its sole and absolute discretion and will be announced later.

(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其買賣合約及樓契等法律文件完成交易，並由賣方指定之代表律師同時處理按揭交易，買方不須支付買賣合約及轉讓契兩項法律文件之律師費用。

If the Vendor's solicitors is appointed to act for the Purchaser in all legal documents such as agreement for sale and purchase and assignment to complete the purchase and to handle the mortgage as well, the purchaser is not required to pay the legal cost of the two documents: agreement for sale and purchase and the assignment only.

如買方選擇另聘代表律師作為買方之代表律師處理其買賣合約或轉讓契等法律文件，買賣雙方須各自負責有關買賣合約或轉讓契法律文件之律師費用。

If the purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase or assignment, the Vendor and purchaser shall pay his/her own solicitors' legal fees in respect of that agreement for sale and purchase or the assignment.

買方需支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於按任何稅率徵收之從價印花稅)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but without limitation ad valorem stamp duty charged at whatever rates) will be borne by the purchasers.

(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草擬、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、該住宅物業的業權文件認正本之費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭（如有）之法律費用，所有關於法定聲明（如有）之費用、附加合約（如有）費用及其他實際支出等，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 agreement for sale and purchase and the assignment of the residential property, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property, all costs and expenses relating to the making of the statutory declaration (if any) and all legal cost and charges for supplemental agreement (if any) and all other disbursements costs and expenses.

(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:

1. 中國海外地產代理有限公司 China Overseas Property Agency Limited
2. 中原地產代理有限公司 Centaline Property Agency Limited
3. 美聯物業代理有限公司 Midland Realty International Limited
4. 利嘉閣地產有限公司 Ricacorp Properties Limited
5. 香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited
6. 世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees
7. 云房網絡(香港)代理有限公司 Qfang Network (Hong Kong) Agency Limited
8. 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：**<http://www.marina-south.hk>**

The address of the website designated by the vendor for the development is: <http://www.marina-south.hk>