

# 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	壹嘉 L'Wanchai	期數(如有) Phase No. (if any)	---
發展項目位置 Location of Development	灣仔道 109 號 109 Wan Chai Road		
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)			100

印製日期 Date of Printing	價單編號 Number of Price List
17 May 2019	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「✓」 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
20 May 2019	2A	
14 January 2020	2B	
08 October 2021	2C	
12 October 2021	2D	

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. meter (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 \$ 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Stairhoo d	前庭 Terrace
壹嘉 L'Wanchai	32	A	39,020 (420) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	17,053,000	437,032 (40,602)	-	1,093 (12)	-	-	-	-	-	-	-
壹嘉 L'Wanchai	32	C	29,373 (316) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	12,842,000	437,204 (40,639)	-	-	-	-	-	-	-	-	-
壹嘉 L'Wanchai	32	D	39,031 (420) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	17,053,000	436,909 (40,602)	-	1,093 (12)	-	-	-	-	-	-	-
壹嘉 L'Wanchai	31	B	29,373 (316) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	12,526,000	426,446 (39,639)	-	-	-	-	-	-	-	-	-
壹嘉 L'Wanchai	31	C	29,373 (316) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	12,526,000	426,446 (39,639)	-	-	-	-	-	-	-	-	-
壹嘉 L'Wanchai	31	D	39,031 (420) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	16,632,000	426,123 (39,600)	-	1,093 (12)	-	-	-	-	-	-	-
壹嘉 L'Wanchai	30	A	39,020 (420) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	16,316,000	418,145 (38,848)	-	1,093 (12)	-	-	-	-	-	-	-
壹嘉 L'Wanchai	30	B	29,373 (316) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	12,316,000	419,297 (38,975)	-	-	-	-	-	-	-	-	-
壹嘉 L'Wanchai	30	C	29,373 (316) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	12,316,000	419,297 (38,975)	-	-	-	-	-	-	-	-	-
壹嘉 L'Wanchai	30	D	39,031 (420) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	16,316,000	418,027 (38,848)	-	1,093 (12)	-	-	-	-	-	-	-
壹嘉 L'Wanchai	29	A	39,020 (420) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	16,000,000	410,046 (38,095)	-	1,093 (12)	-	-	-	-	-	-	-
壹嘉 L'Wanchai	29	B	29,373 (316) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	11,895,000	404,964 (37,642)	-	-	-	-	-	-	-	-	-
壹嘉 L'Wanchai	29	C	29,373 (316) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	11,895,000	404,964 (37,642)	-	-	-	-	-	-	-	-	-
壹嘉 L'Wanchai	29	D	39,031 (420) 露台 Balcony: 2,000 (22) 工作平台 Utility Platform: 1,500 (16)	16,000,000	409,931 (38,095)	-	1,093 (12)	-	-	-	-	-	-	-

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. meter (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 Stairhoo d	前庭 Terrace	庭院 Yard
壹嘉 L'Wanchai	28	A	39.020 (420) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	16,000,000	410,046 (38,095)	-	1.093 (12)	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	28	B	29.373 (316) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,895,000	404,964 (37,642)	-	-	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	28	C	29.373 (316) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,895,000	404,964 (37,642)	-	-	-	-	-	-	-	-	-	

# 價單 Price List

## 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

註：於本第(4)段內，「售價」指本價單第二部份表中所列之價目，「成交金額」指臨時買賣合約及買賣合約所載之價目(即售價經計算適用支付條款及適用折扣後之價錢)。因應適用支付條款及適用折扣按售價計算得出之價目，皆以四捨五入計至千位數作為成交金額。

Note: In this section 4, " Price" means the price set out in the schedule in Part 2 of this price list, and "Contract Price" means the price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the price after applying the applicable terms of payment and applicable discount(s) on the Price. The price obtained after applying the applicable terms of payment and applicable discount(s) on the Price will be rounded off to the nearest thousand dollars to determine the Contract Price.

買方於簽立臨時買賣合約時須繳付相等於成交金額 5%之金額作為臨時訂金。臨時訂金中的港幣\$300,000 須以 (抬頭寫「孖士打律師行」或「Mayer Brown」) 的銀行本票支付，而臨時訂金之餘額須以(抬頭寫「孖士打律師行」或「Mayer Brown」)的銀行本票或支票支付。

Upon signing the Preliminary Agreement for Sale and Purchase, purchasers shall pay a preliminary deposit equivalent to 5% of the Contract Price. Payment of HK\$300,000 of the preliminary deposit shall be made by means of cashier order made payable to "Mayer Brown" or "孖士打律師行" while the balance of the preliminary deposit shall be made by means of cashier order or cheque made payable to "孖士打律師行" or "Mayer Brown".

(A) (並無此編號之支付條款)

(No Terms of Payment of such numbering)

(B) (並無此編號之支付條款)

(No Terms of Payment of such numbering)

(C) 180天靈活付款計劃 – 照售價減 6%

**180-day Flexible Payment Plan – 6% discount on the Price**

1. 成交金額5%之臨時訂金於簽立臨時買賣合約時支付。

Preliminary deposit equivalent to 5% of the Contract Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.

2. 成交金額5%之加付訂金於簽立臨時買賣合約後30天內支付。

Further deposit equivalent to 5% of the Contract Price shall be paid within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 成交金額90%(即成交金額餘額)於簽立臨時買賣合約後180天內支付。

90% of the Contract Price (balance of the Contract Price) shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

**(D) 高成數按揭付款計劃 – 照售價減 3%**

**Higher Loan to Value Ratio Mortgage Payment Plan – 3% discount on the Price**

1. 成交金額5%之臨時訂金於簽立臨時買賣合約時支付。  
Preliminary deposit equivalent to 5% of the Contract Price shall be paid upon signing of the Preliminary Agreement for Sale and Purchase.
2. 成交金額5%之加付訂金於簽立買賣合約時支付。  
Further deposit equivalent to 5% of the Contract Price shall be paid upon signing of the Agreement for Sale and Purchase.
3. 成交金額90%(即成交金額餘額)於簽立臨時買賣合約後60天內支付。  
90% of the Contract Price (balance of the Contract Price) shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

**(ii) 售價獲得折扣基礎:**

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

- (a) 見4(i)。  
See 4(i).

**(b) Living it up 置業優惠**

**Living it up Purchasing Discount**

買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。

A 1% discount on the Price would be offered to the Purchaser of a residential property listed in this price list.

- (c) 2021 特選置業售價折扣 2021 Home Purchase Price Discount** (只適用於購買下列任何住宅物業 (下列住宅物業部分可能包括於此價單內, 部分可能包括於項目其他不同價單內) 之買方) (Only applicable to the Purchaser who purchases any of the following residential properties (some of which may be included in this price list and some of which may be included in other different price lists of the development))

住宅物業 Residential property	折扣 Discount
30 樓 A 單位 Flat A on 30/F	2.5%售價折扣優惠 2.5% on the Price
29 樓 B 單位 Flat B on 29/F	1%售價折扣優惠 1% on the Price
27 樓 B 單位、C 單位 Flat B, Flat C on 27/F	6%售價折扣優惠 6% on the Price
26 樓 B 單位、C 單位 Flat B, Flat C on 26/F	5%售價折扣優惠 5% on the Price

- (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) 「高成數按揭付款計劃」  
The benefit of “Higher Loan to Value Ratio Mortgage Payment Plan”

此優惠只適用於選擇「高成數按揭付款計劃」之買方：

This benefit is only applicable to those Purchasers who choose “Higher Loan to Value Ratio Mortgage Payment Plan”.

- (1) 買方可向賣方安排之指定財務機構/銀行(「貸款機構」)申請按揭貸款，按揭貸款最高金額為成交金額或住宅物業估值的80%(由貸款機構決定，以較低者為準)。

The Purchaser can apply to designated financing company/bank (“Lender”) arranged by the Vendor for a mortgage loan. The maximum mortgage loan amount is equivalent to 80% of the Contract Price or of the valuation of the residential property (as determined by the Lender, whichever is lower).

- (2) 按揭貸款及其申請受(包括但不限於)以下條款及條件規限：

The mortgage loan and its application are subject to (inter alia) the following terms and conditions:

1. 買方必須提供足夠文件證明(i)按揭貸款及其他貸款之每月還款總額對其每月總收入之比率不超過香港金融管理局不時公佈之「供款與入息比率」及；(ii)買方能夠通過香港金融管理局就買方申請按揭貸款不時所公佈的壓力測試。  
The Purchaser shall provide satisfactory documents to prove that (i) the ratio of the total amount of monthly repayment of the mortgage loan and any other loan to the Purchaser’s total monthly income does not exceed the latest Debt Servicing Ratio as announced by the Hong Kong Monetary Authority from time to time and; (ii) the Purchaser has passed the stress test as announced by the Hong Kong Monetary Authority from time to time in respect of mortgage loan applied by the Purchaser.
2. 按揭貸款最高金額為成交金額或住宅物業估值的80%(由貸款機構決定，以較低者為準)。  
The maximum mortgage loan is equivalent to 80% of the Contract Price or of the valuation of the residential property (as determined by the Lender, whichever is lower).
3. 買方有機會獲得貸款機構按其絕對酌情權提供的高達按揭貸款金額的0.5%的現金回贈。  
The Purchaser may be entitled to a cash rebate of up to 0.5% of the mortgage loan amount from the Lender (at its absolute discretion).
4. 按揭貸款年期以25年為上限。  
The term of the mortgage loan shall not exceed 25 years.
5. 按揭貸款利率為貸款機構不時公佈之最優惠利率(P)減最高2.75% p.a.計算(P-最高2.75%)。P為浮動利率，於本價單日期P為5.25% p.a.。  
The interest rate of the mortgage loan shall be Prime Rate (P) quoted by the Lender from time to time minus a maximum rate of 2.75% p.a. (P-up to 2.75%). P is subject to fluctuation. The P as at the date of this price list is 5.25% p.a..
6. 按揭貸款須以買方購入的住宅物業的第一法定按揭作為抵押。  
The mortgage loan shall be secured by a first legal mortgage over the residential property purchased by the Purchaser.
7. 住宅物業只可供買方自住用途。  
The residential property shall only be self-occupied by the Purchaser.
8. 所有按揭之文件必須由貸款機構指定之律師行辦理，並由買方負責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按揭貸款的律師費用及雜費。

All legal documents of the mortgage loan shall be prepared and handled by the solicitors designated by the Lender and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the mortgage loan.

9. 貸款機構保留絕對酌情權及權利去批核或拒絕任何按揭貸款之申請及決定任何按揭貸款之條件及細則。不論買方是否能獲批任何貸款，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的成交金額全數。

The Lender reserves the absolute discretion and right to approve or disapprove any mortgage loan application and to determine all the terms and conditions of mortgage loan. Irrespective of whether or not a Purchaser is able to obtain any loan, the Purchaser shall complete the purchase of the residential property and shall pay the Contract Price of the residential property in accordance with the agreement for sale and purchase.

10. 所有按揭貸款的條款及條件受制於香港金融管理局不時發出之最新指引。

All terms and conditions of the mortgage loan are subject to the latest guidelines as may be issued by the Hong Kong Monetary Authority from time to time.

11. 按揭貸款受其他條款及細則所約束。

The mortgage loan is subject to other terms and conditions.

- (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:

- (1) 如買方選用賣方指定之代表律師作為買方代表律師同時處理有關其購買的住宅物業的所有法律文件(包括買賣合約、按揭(如有)及轉讓契)，賣方同意為買方支付正式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作為買方之代表律師處理其購買住宅物業的事宜，買賣雙方須各自負責有關正式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 the Purchaser's behalf in respect of all legal documents (including Agreement for Sale and Purchase, Mortgage (if any) and Assignment) in relation to the purchase of the residential property, the Vendor agrees to bear the legal costs of the Agreement for Sale and Purchase and the Assignment. If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the purchase of the residential property, each of the Vendor and Purchaser shall pay his/her own solicitor's legal costs in respect of the Agreement for Sale and Purchase, and the Assignment.

- (2) 買方須支付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。

All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyer's Stamp Duty and Special Stamp Duty (including without limitations any stamp duty on any nomination or sub-sale, 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:

製作大廈公契及管理合約(「公契」)費用及附於公契之圖則之費用的適當分攤、指明住宅物業的業權契據及文件認證副本之費用、該住宅物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第一標準)而須作出任何定聲明的費用、該住宅物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關該住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。



The Purchaser shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the specified residential property, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty), 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 of any other documents relating to the sale and purchase of the residential property.

(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:

中源地產代理有限公司	Centaline Property Agency Limited
美聯物業代理有限公司	Midland Realty International Limited
利嘉閣地產有限公司	Ricacorp Properties Limited
香港置業 (地產代理) 有限公司	Hong Kong Property Services (Agency) Limited
世紀21集團有限公司及旗下特許經營商	Century 21 Groups Limited & Franchisees
云房網絡(香港)代理有限公司	Qfang Network (Hong Kong) Agency Limited
南門地產代理有限公司	South Gate Property Agency Ltd.
仲量聯行有限公司	Jones Lang Lasalle Limited
第一太平戴維斯 (香港) 有限公司	Savills Realty Limited
萊坊(香港)有限公司	Knight Frank Hong Kong 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.L-wanchai.com](http://www.L-wanchai.com)

The address of the website designated by the vendor for the development is: [www.L-wanchai.com](http://www.L-wanchai.com)