

# 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	天匯 39 Conduit Road	期數(如有) Phase No.(if any)	--
發展項目位置 Location of Development	干德道39號 No. 39 Conduit 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)		66	

印製日期 Date of Printing	價單編號 Number of Price List
29 November 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 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
27 December 2013	1A	--
19 June 2014	1B	--
8 January 2015	1C	--
7 May 2015	1D	--
19 June 2015	1E	--
13 October 2015	1F	--
11 August 2016	1G	--
27 February 2017	1H	✓
8 March 2017	1I	✓
22 March 2017	1J	✓
3 July 2017	1K	✓

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				
天匯 39 Conduit Road	45/F (又稱 also known as 68/F)	A	433.260 (4,664) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	475,920,000	1,098,463 (102,041)	<del>16,020</del> (472) 15,660 (169)	7,902 (85)	-	28,789 (310)	-	-	-	-	-	-	-			
		B	433.260 (4,664) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	440,370,000	1,016,410 (94,419)	<del>16,020</del> (472) 15,660 (169)	7,902 (85)	-	-	-	-	-	-	-	-	-	-		
	43/F (又稱 also known as 66/F)	B	363.967 (3,918) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	341,590,000	938,519 (87,185)	9,069 (98)	8,902 (96)	-	-	-	-	-	-	-	-	-	-		
	40/F (又稱 also known as 60/F)	B	247.658 (2,666) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	194,240,000	784,307 (72,858)	9,333 (100)	5,787 (62)	-	-	-	-	-	-	-	-	-	-		
	39	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	148,710,000	646,546 (60,061)	8,025 (86)	5,787 (62)	-	-	-	-	-	-	-	-	-	-		
		B	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	148,250,000	644,546 (59,875)	8,025 (86)	5,787 (62)	-	-	-	-	-	-	-	-	-	-		
	38	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	146,680,000	637,720 (59,241)	8,025 (86)	5,787 (62)	-	-	-	-	-	-	-	-	-	-		
		B	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	153,910,000	669,154 (62,161)	8,025 (86)	5,787 (62)	-	-	-	-	-	-	-	-	-	-		
	36	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	139,200,000	605,199 (56,220)	8,025 (86)	5,787 (62)	-	-	-	-	-	-	-	-	-	-		
		B	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	140,600,000	611,286 (56,785)	8,025 (86)	5,787 (62)	-	-	-	-	-	-	-	-	-	-		
	35	A			<del>137,200,000</del>	<del>596,504</del>													
					<del>141,316,000</del>	<del>614,399</del>													
					<del>148,382,000</del>	<del>645,119</del>													
					<del>160,253,000</del>	<del>696,731</del>													
					168,266,000	731,569 (67,959)													
		B	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	151,390,000	658,197 (61,143)	8,025 (86)	5,787 (62)	-	-	-	-	-	-	-	-	-	-		
33	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	143,640,000	624,503 (58,013)	8,025 (86)	5,787 (62)	-	-	-	-	-	-	-	-	-	-			
	B	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	150,830,000	655,763 (60,917)	8,025 (86)	5,787 (62)	-	-	-	-	-	-	-	-	-	-			

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)) 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			
天匯 39 Conduit Road	32	B	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	137,570,000	598,112 (55,561)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-		
	29	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	<del>124,800,000</del> 128,544,000 134,971,000	<del>542,592</del> (50,404) 558,870 (51,916) 586,813 (54,512)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-	-	
		B	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	135,030,000	587,069 (54,536)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-	-	-
	28	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	124,040,000	539,288 (50,097)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-	-	
	27	B	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	139,040,000	604,503 (56,155)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-	-	
	26	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	<del>131,120,000</del> 135,054,000	<del>570,070</del> (52,956) 587,173 (54,545)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-	-	
	21	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	80,370,000	407,500 (37,857)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	-	-	-	
	16	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	74,560,000	378,042 (35,120)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	-	-	-	
	15	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	73,440,000	372,363 (34,593)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	-	-	-	-
		B	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	83,910,000	425,449 (39,524)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	-	-	-	-
	12	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	70,080,000	355,327 (33,010)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	-	-	-	-
	10	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	66,210,000	335,705 (31,187)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	-	-	-	-
	9	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	65,010,000	329,620 (30,622)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	-	-	-	-
		B	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	73,550,000	372,921 (34,644)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	-	-	-	-
	8	A	203.627 (2,192) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	78,790,000	386,933 (35,944)	6.185 (67)	5.225 (56)	-	122.253 (1,316)	-	-	-	-	-	-	-	-	-
		B	203.627 (2,192) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	94,650,000	464,820 (43,180)	6.185 (67)	5.225 (56)	-	164.178 (1,767)	-	-	-	-	-	-	-	-	-

### 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) **付款辦法 - 歡迎選擇 Payment Methods - Please Choose**  
於認購單位時先提供港幣\$2,800,000，並在簽署臨時買賣合約時補足樓價之5%作為臨時訂金。請備銀行本票抬頭：“羅文錦律師樓”。  
A sum of HK\$2,800,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement a further payment is to be made to bring the total preliminary deposit up to 5% of the purchase price. Please prepare a banker's cashier order in favour of "LO & LO, SOLICITORS".

#### (A) **現金或即時按揭付款計劃 - 108天成交：依照售價減3%(97%)**

##### **Cash or Immediate Mortgage Payment Method - 108 days Completion : 3% discount from the Price (97%)**

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。  
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5%：於買方簽署正式買賣合約時支付。  
5% of purchase price : shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
3. 樓價 90%：於買方簽署臨時買賣合約後108天內支付。  
90% of purchase price : shall be paid by the Purchaser within 108 days after signing of the Preliminary Agreement for Sale and Purchase.

#### (B) **現金或即時按揭付款計劃 - 188天成交：依照售價減2%(98%)**

##### **Cash or Immediate Mortgage Payment Method - 188 days Completion : 2% discount from the Price (98%)**

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於5個工作日內到指定律師樓簽署正式買賣合約。  
5% of purchase price : shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價 5%：於買方簽署正式買賣合約時支付。  
5% of purchase price : shall be paid by the Purchaser upon signing of the Formal Agreement for Sale and Purchase.
3. 樓價 5%：於買方簽署臨時買賣合約後120天內支付。  
5% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.
4. 樓價 85%：於買方簽署臨時買賣合約後188天內支付。  
85% of purchase price : shall be paid by the Purchaser within 188 days after signing of the Preliminary Agreement for Sale and Purchase.

## 優惠提供

### Preferential Terms

#### (A) 香港永久性居民優惠

##### Privilege for Hong Kong Permanent Resident ("HKPR")

若(i)買方全屬香港永久性居民，或(ii)如買方由多於一人組成時，而其中有非香港永久性居民，並且買方中至少有一個人屬於香港永久性居民而其他所有非香港永久性居民之買方為該香港永久性居民買家之近親（即配偶、父母、子女、兄弟或姊妹），則買方可獲售價2%折扣優惠。

A 2% discount from the Price will be offered to the Purchaser if (i) all the person(s) constituting the Purchaser is/are HKPR, or (ii) where the Purchaser comprises more than one person, there is/are non-HKPR constituting the Purchaser, and at least one of the persons constituting the Purchaser is a HKPR and all the other non-HKPR in the Purchaser is/are close relative(s) (i.e. spouse, parent, child, brother or sister) of the person(s) who is/are HKPR constituting the Purchaser.

#### (B) 「印花稅回贈」優惠

##### Reimbursement of Stamp Duty Benefit

買方於付清樓款後14天內，可獲賣方送贈相等於正式買賣合約訂定住宅物業成交價的8.5%固定金額作為「從價印花稅」金額回贈優惠（不論適用之計算印花稅率之多少）；及

The Vendor shall give to the Purchaser within 14 days after full payment of purchase price of the residential property by the Purchaser a fixed sum equivalent to 8.5% of the purchase price as stated in Formal Agreement for Sale and Purchase as a benefit for the reimbursement of "Ad Valorem Stamp Duty" (regardless of the rate of the stamp duty applicable); and

買方於付清樓款後14天內，可獲賣方送贈相等於正式買賣合約訂定住宅物業成交價的3.5%固定金額作為「買家印花稅」金額回贈優惠（不論適用之計算印花稅率之多少；此項優惠只提供予非香港永久性居民或有限公司名義之買方）。

The Vendor shall give to the Purchaser within 14 days after full payment of purchase price of the residential property by the Purchaser a fixed sum equivalent to 3.5% of the purchase price as stated in Formal Agreement for Sale and Purchase as a benefit for the reimbursement of "Buyer's Stamp Duty". (Regardless of the rate of the stamp duty applicable; this benefit is only available to the Purchaser who is not a Hong Kong permanent resident or which is a limited company).

#### (C) 九折認購住宅車位優惠

##### 10% Discount in Purchase of Residential Car Parking Space

購買本價單中所列的位於8至39樓的任何一個住宅單位的買方，於簽署上述住宅物業的單位的臨時買賣合約同時，有權從賣方於已備妥的「車位價單編號No.3」所列之可供選擇住宅車位編號504至615號之中，以列出車位售價的九折購買天匯住宅車位一個。

惟倘若屆時買方不於簽署上述住宅物業的單位的臨時買賣合約的同時行使購買所述住宅車位之權利，該權利將會自動失效，且不得於任何該時間之後行使。

The Purchaser of any one of the residential units from 8/F to 39/F as listed in this price list shall, when the Purchaser signs the Preliminary Agreement for Sale and Purchase of the said residential unit, have the right to purchase any ONE of the Residential Parking Spaces Nos. 504 - 615, as listed in the "Price List No.3 of Parking Spaces" prepared by the Vendor which is available for selection at a 10% discount of the listed price of the residential car parking space.

If the Purchaser fails to exercise the right to purchase the residential car parking space(s) at the same time when the Preliminary Agreement for Sale and Purchase of the said residential unit is signed by the Purchaser, such right to purchase residential car parking space(s) shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter.

購買26樓A單位、27樓B單位、33樓A單位、33樓B單位、35樓B單位、38樓B單位、43樓(又稱66樓)B單位、45樓(又稱68樓)A單位及45樓(又稱68樓)B單位之買方，可獲贈該單位現有之傢俱與配備。賣方或其代表不會就傢俱與配備作出任何保證，更不會保證其狀況、品質或效能。傢俱與配備將於成交日以“現狀”交予買方。

Purchaser of Unit A on 26/F, Unit B on 27/F, Unit A on 33/F, Unit B on 33/F, Unit B on 35/F, Unit B on 38/F, Unit B on 43/F (also known as 66/F), Unit A on 45/F (also known as 68/F) and Unit B on 45/F (also known as 68/F) is entitled to have the furniture and chattels currently displayed at the flat. 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.

「恒地會」會員如直接經由「恒基物業代理有限公司」購入價單內住宅物業（並非經由其他地產代理公司中介成交）可獲賣方送贈：

- (i) 購買本價單中所列的8樓至39樓任何一個住宅單位的買方相等於正式買賣合約訂定住宅物業成交價的1%固定金額作為回贈優惠 (此優惠於買方付清樓款後14天內由賣方支付)；及  
(ii) 18個月管理費 (於簽契入伙後起計算)。(如買方為有限公司名義，其中一位董事必須為「恒地會」會員才可獲得上述優惠。)

Any "Henderson Club" member who purchases any specified residential property in the price list of the development directly through Henderson Property Agency Limited (but not through the other estate agents) will be given:

- (i) The Purchaser of any one of Unit from 8/F to 39/F will be given fixed sum equivalent to 1% of the purchase price as stated in Formal Agreement for Sale and Purchase as a benefit for the reimbursement within 14 days after full payment of purchase price of the residential property by the purchaser; and  
(ii) management fees for the period of 18 months after the execution of the assignment of the residential property by the purchaser. (If a purchase is made in the name of a limited company, at least one of its directors must be a "Henderson Club" member in order to get the above benefits.)

備註：Note：

- a. 買方於簽署正式買賣合約前，如需更改付款辦法，必須得賣方事先同意，並須在要求下繳付手續費\$7,500及自付有關額外費用。  
If a Purchaser wishes to change the payment terms before signing of the Formal Agreement for Sale and Purchase for whatever reasons, he must obtain the prior consent of the Vendor and pay an administrative fee of \$7,500 upon demand and all related extra expenses.
- b. 買方到自行聘用之律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。  
The Purchaser shall be responsible to pay the legal charges of his own appointed solicitors in respect of the formalities for purchasing the property.
- c. 有關該物業買賣之印花稅，概由買方支付。  
All stamp duty chargeable in relation to the purchase of the Property shall be paid by the Purchaser(s) absolutely.
- d. 若買方選用賣方所推薦之律師行為買方之代表律師直至交易完成，所有有關買賣合約及樓契之律師費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)，均由賣方代買方支付。一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。  
If the Purchaser appoints the solicitors firm recommended by the Vendor to represent the Purchaser until completion, the legal costs for the relevant Agreement for Sale and Purchase as well as the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser) will be borne by the Vendor. All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.
- (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：恒基物業代理有限公司 / 中原地產代理有限公司 / 世紀21測量行有限公司及旗下特許經營商 / 金豐易居國際置業代理有限公司 / 香港置業(地產代理)有限公司 / 美聯物業代理有限公司 / 云房網絡(香港)代理有限公司 / 利嘉閣地產有限公司 / 第一太平戴維斯住宅代理有限公司 / 置業18物業代理有限公司。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。  
The vendor has appointed estate agents to act in the sale of any specified residential property in the development: Henderson Property Agency Limited / Centaline Property Agency Limited / Century 21 Surveyors Limited and Franchisees / E-House International Estate Agency Limited / Hong Kong Property Services (Agency) Limited / Midland Realty (International) Limited / Qiang Network (Hongkong) Agency Limited / Ricacorp Properties Limited / Savills Realty Limited / 18 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.39conduitroad.com.hk  
The address of the website designated by the vendor for the development is: www.39conduitroad.com.hk