

# 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
19 June 2014	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
8 January 2015	2A	--
7 May 2015	2B	--
19 June 2015	2C	--
13 October 2015	2D	--
29 December 2015	2E	--
31 December 2015	2F	--
11 August 2016	2G	--
27 February 2017	2H	✓
8 March 2017	2I	✓
22 March 2017	2J	✓
6 April 2017	2K	✓
11 August 2017	2L	✓
25 September 2017	2M	✓
1 October 2017	2N	--

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	46/F (又稱 also known as 88/F)	A	532.486 (5,732) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	646,480,000	1,214,079 (112,784)	9.942 (107)	1.150 (12)	-	12.287 (132)	-	-	162.963 (1,754)	11.944 (129)	-	-	
		B	461.847 (4,971) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	<del>537,650,000</del> 521,955,000	<del>1,164,130 (108,157)</del> 1,130,147 (105,000)	9.439 (102)	8.933 (96)	-	-	-	-	159.797 (1,720)	11.477 (124)	-	-	
	42/F (又稱 also known as 63/F)	A	284.288 (3,060) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	235,410,000	828,069 (76,931)	9.333 (100)	5.787 (62)	-	-	-	-	-	-	-	-	-
		B	247.658 (2,666) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	201,570,000	813,905 (75,608)	9.333 (100)	5.787 (62)	-	-	-	-	-	-	-	-	-
	41/F (又稱 also known as 61/F)	A	363.910 (3,917) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	<del>322,550,000</del> 339,990,000	<del>886,346 (82,346)</del> 934,269 (86,799)	9.069 (98)	8.902 (96)	-	-	-	-	-	-	-	-	-
	40/F (又稱 also known as 60/F)	A	284.288 (3,060) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	<del>222,840,000</del> 255,917,000	<del>782,852 (72,824)</del> 900,203 (83,633)	9.333 (100)	5.787 (62)	-	-	-	-	-	-	-	-	-
	37	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	<del>142,650,000</del> <del>146,930,000</del> <del>154,277,000</del> 166,619,000	<del>620,199 (57,613)</del> <del>638,807 (59,342)</del> <del>670,749 (62,309)</del> 724,408 (67,294)	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)	143,570,000	624,198 (57,985)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-
	27	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	119,920,000	521,375 (48,433)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-
	25	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	115,920,000	503,985 (46,817)	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)	122,590,000	532,984 (49,511)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-
	23	A	230.007 (2,476) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	<del>113,250,000</del> <del>116,648,000</del> <del>118,981,000</del> 128,499,000	<del>492,376 (45,739)</del> <del>507,150 (47,111)</del> <del>547,292 (48,054)</del> 558,674 (51,898)	8.025 (86)	5.787 (62)	-	-	-	-	-	-	-	-	-
	20	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	79,080,000	400,959 (37,249)	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)	92,890,000	470,980 (43,754)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	-	-

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	19	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	77,750,000	394,216 (36,623)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	
	18	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	76,650,000	388,638 (36,105)	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)	90,600,000	459,369 (42,675)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	
	17	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	<del>75,630,000</del> 81,680,000	<del>383,467</del> 414,142 (38,474)	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)	88,940,000	450,952 (41,894)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	
	16	B	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	87,790,000	445,122 (41,352)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	
	12	B	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	83,240,000	422,052 (39,209)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	
	11	A	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	67,390,000	341,687 (31,743)	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)	80,040,000	405,827 (37,701)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-	
10	B	197.227 (2,123) 露台 Balcony: 5.0 (54); 工作平台 Utility Platform: 1.5 (16)	78,260,000	396,802 (36,863)	6.185 (67)	5.225 (56)	-	-	-	-	-	-	-		

### 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 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 Payment Method**

於認購單位時先提供港幣\$10,000,000，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\$10,000,000 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(100%)**

**Cash or Immediate Mortgage Payment Method - 108 days Completion: in accordance with the Price (100%)**

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.

### 優惠提供

#### Preferential Term

(i) 購買本價單中所列的41樓(又稱61樓)A單位之住宅單位的買方，於簽署上述住宅物業的單位的臨時買賣合約時，有權從賣方於已備妥的「車位價單編號No.7」所列的任何可供選擇住客車位之中，獲賣方送贈住客車位兩個，該住宅單位及所選擇的住客車位必須受同一份買賣合約及其後的同一份轉讓契約蓋。惟倘若臨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選擇所送的上述住客車位，則該權利將會自動失效，且不得於任何該時間之後行使。另該買方有權從賣方於已備妥的「車位價單編號No.7」所列的任何可供選擇住客車位之中，以列出車位售價的九折購買天匯住客車位不多於一個。惟倘若臨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送住客車位的權利，該權利將會自動失效，且不得於任何該時間之後行使；或

(ii) 購買本價單中所列的42樓(又稱63樓)B單位之住宅單位的買方，於簽署上述住宅物業的單位的臨時買賣合約時，有權從賣方於已備妥的「車位價單編號No.7」所列的任何可供選擇住客車位之中，以列出車位售價的九折購買天匯住客車位不多於兩個。惟倘若臨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送住客車位的權利，該權利將會自動失效，且不得於任何該時間之後行使；或

(iii) 購買本價單中所列的46樓(又稱88樓)B單位之住宅單位的買方，於簽署上述住宅物業的單位的臨時買賣合約時，有權從賣方於已備妥的「車位價單編號No.6」所列的任何可供選擇住客車位之中，獲賣方送贈住客車位三個，該住宅單位及所選擇的住客車位必須受同一份買賣合約及其後的同一份轉讓契約蓋。惟倘若臨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選擇所送的上述住客車位，則該權利將會自動失效，且不得於任何該時間之後行使。

(i) The Purchaser of Unit A on 41/F (also known as 61/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 be given TWO residential parking spaces by the Vendor, as listed in "Price List No.7 of Parking Spaces". Both the residential unit and the selected residential parking space(s) shall be covered in one single Agreement for Sale and Purchase and one single subsequent Assignment. If the Purchaser fails to exercise the right to select the residential parking space(s) as stated above at the same time when Preliminary Agreement for Sale and Purchase of the said residential unit is signed by the Purchaser, such right shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter. The Purchaser also have the right to purchase not more than ONE of any residential parking space as listed in the "Price List No.7 of Parking Spaces" prepared by the Vendor which is available for selection at a 10% discount of the listed price(s) of the residential parking space(s). If the Purchaser fails to exercise the right to purchase the residential 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 parking space(s) shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter; or

(ii) The Purchaser of Unit B on 42/F (also known as 63/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 not more than TWO of any residential parking spaces as listed in the "Price List No.7 of Parking Spaces" prepared by the Vendor which is available for selection at a 10% discount of the listed price(s) of the residential parking space(s). If the Purchaser fails to exercise the right to purchase the residential 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 parking space(s) shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter; or

(iii) The Purchaser of Unit B on 46/F (also known as 88/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 be given THREE residential parking spaces by the Vendor, as listed in "Price List No.6 of Parking Spaces". Both the residential unit and the selected residential parking space(s) shall be covered in one single Agreement for Sale and Purchase and one single subsequent Assignment. If the Purchaser fails to exercise the right to select the residential parking space(s) as stated above at the same time when Preliminary Agreement for Sale and Purchase of the said residential unit is signed by the Purchaser, such right shall automatically lapse and shall not be exercisable by the Purchaser at any time thereafter.

購買46樓(又稱88樓)A單位、46樓(又稱88樓)B單位、41樓(又稱61樓)A單位的任何一個住宅單位的買方，可獲贈該單位現有的傢俱與配備。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。

The Purchaser of any one of Unit A on 46/F (also known as 88/F), Unit B on 46/F (also known as 88/F), Unit A on 41/F (also known as 61/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.

備註：Note：

a. 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.

b. 有關物業買賣之印花稅，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.

c. 若買方應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，各方將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 charges in relation to the mortgage or other matters will be borne by the Vendor. 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銷商/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/利嘉閣地產代理有限公司/第一太平戴維斯住宅代理有限公司/麗業8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/Centaine 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/Oliver 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