價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of the Development	瑆海 One Marina	期數(如有) Phase No. (if any)	--
發展項目位置 Location of the Development	榮光街88號 No.88 Wing Kwong Street		
發展項目中的住宅物業的總數 The total number of residential properties in the Development			451

印製日期 Date of Printing	價單編號 Number of Price List
17/11/2026	5

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
-	-	-

第二部分：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 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
1	5	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,204,000	304,597 (28,293)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	6	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,391,000	309,681 (28,765)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	7	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,484,000	312,209 (29,000)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	8	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,578,000	314,765 (29,237)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	9	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,670,000	317,266 (29,470)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	10	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,763,000	319,794 (29,705)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	11	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,763,000	319,794 (29,705)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	12	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,763,000	319,794 (29,705)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	15	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,647,000	316,641 (29,412)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	16	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,814,000	321,181 (29,833)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

第二部分：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 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
1	17	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,019,000	326,754 (30,351)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	18	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,206,000	331,838 (30,823)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	19	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,392,000	336,895 (31,293)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	20	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,579,000	341,979 (31,765)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	21	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,765,000	347,035 (32,235)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	22	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,951,000	352,092 (32,705)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	23	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	13,138,000	357,176 (33,177)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	25	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	13,325,000	362,260 (33,649)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
1	26	A2	36.783 (396) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	13,510,000	367,289 (34,116)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	5	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,298,000	259,566 (24,114)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

第二部分：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 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
2	6	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,334,000	260,326 (24,184)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	7	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,371,000	261,107 (24,257)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	8	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,408,000	261,888 (24,329)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	9	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,446,000	262,690 (24,404)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	22	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,509,000	306,233 (28,449)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	23	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,654,000	309,293 (28,733)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	25	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,801,000	312,396 (29,022)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	26	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	14,949,000	315,520 (29,312)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	27	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,099,000	318,685 (29,606)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	28	A1	47.379 (510) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,249,000	321,851 (29,900)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

第二部分：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 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
2	5	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,269,000	253,501 (23,525)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	6	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,334,000	255,278 (23,690)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	7	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,400,000	257,083 (23,858)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	8	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,522,000	260,420 (24,168)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	9	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	9,980,000	272,946 (25,330)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	22	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,554,000	315,994 (29,325)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	23	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,612,000	317,580 (29,472)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	25	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,669,000	319,139 (29,617)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	26	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,751,000	321,382 (29,825)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
2	27	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,845,000	323,953 (30,063)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

第二部分：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 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
2	28	A2	36.564 (394) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	11,940,000	326,551 (30,305)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

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) 註: 於本第(4)段內，「售價」指本價單第二部份表中所列住宅物業的售價，而「成交金額」指臨時買賣合約及買賣合約(或經修訂的買賣合約)所訂明的住宅物業的實際售價(即售價經計算相關支付條款及適用折扣(如有)後之價目)。因應相關支付條款及適用折扣(如有)按售價計算得出之價目，皆向下捨入換算至百位數作為成交金額。
Note: In this paragraph (4), "Price" means the price of the residential property set out in the table in Part 2 of this price list, and "Transaction Price" means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase and agreement for sale and purchase (or the amended agreement for sale and purchase), i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) (if any) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts (if any) on the Price will be rounded down to the nearest hundred to determine the Transaction Price.

(4)(i) 支付條款 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於成交金額的 5% 作為臨時訂金。其中港幣 $100,000 作為部分臨時訂金必須以銀行本票支付(除非賣方另外同意)，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『國浩律師(香港)事務所』。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of Transaction Price) upon signing of the preliminary agreement for sale and purchase, of which HK$100,000.00 being part of the preliminary deposit must be paid by a cashier order (unless the Vendor agrees otherwise) and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "Grandall Zimmern Law Firm".

(A1) 120天現金付款計劃 120-Day Cash Payment Plan (照售價減 4%) (4% discount on the Price)

(只適用於本價單第二部份實用面積為400平方呎或以下的住宅物業) (Only applicable to a residential property with a saleable area of 400 square feet or below in Part 2 of this price list)

(1) 相等於成交金額5%之臨時訂金於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price 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60天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(3) 成交金額90%即成交金額餘款於買方簽署臨時買賣合約後120天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

90% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(A2) 輕鬆120天現金付款計劃 Easy 120-Day Cash Payment Plan (照售價減 4%) (4% discount on the Price)

(只適用於本價單第二部份實用面積為400平方呎以上的住宅物業) (Only applicable to a residential property with a saleable area of above 400 square feet in Part 2 of this price list)

(1) 相等於成交金額5%之臨時訂金於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額2.5%即加付訂金於買方簽署臨時買賣合約後60天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

2.5% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(3) 成交金額92.5%即成交金額餘款於買方簽署臨時買賣合約後120天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

92.5% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(B1) 360天現金付款計劃 360-Day Cash Payment Plan (照售價減 2.5%) (2.5% discount on the Price)

(只適用於本價單第二部份實用面積為400平方呎或以下的住宅物業) (Only applicable to a residential property with a saleable area of 400 square feet or below in Part 2 of this price list)

(1) 相等於成交金額5%之臨時訂金於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price 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120天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

5% of Transaction Price being further deposit shall be paid within 120 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(3) 成交金額5%即部分樓款於買方簽署臨時買賣合約後180天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

5% of Transaction Price being part payment shall be paid within 180 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(4) 成交金額85%即成交金額餘款於買方簽署臨時買賣合約後360天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

85% of Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(B2) 輕鬆360天現金付款計劃 Easy 360-Day Cash Payment Plan (照售價減 2.5%) (2.5% discount on the Price)

(只適用於本價單第二部份實用面積為400平方呎以上的住宅物業) (Only applicable to a residential property with a saleable area of above 400 square feet in Part 2 of this price list)

(1) 相等於成交金額5%之臨時訂金於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額2.5%即加付訂金於買方簽署臨時買賣合約後120天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

2.5% of Transaction Price being further deposit shall be paid within 120 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(3) 成交金額2.5%即加付訂金於買方簽署臨時買賣合約後180天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

2.5% of Transaction Price being further deposit shall be paid within 180 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(4) 成交金額90%即成交金額餘款於買方簽署臨時買賣合約後360天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

90% of Transaction Price being balance of Transaction Price shall be paid within 360 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(C1) 建築期付款計劃 Stage Payment Plan (依照售價) (in accordance with the Price)

(只適用於本價單第二部份實用面積為400平方呎或以下的住宅物業) (Only applicable to a residential property with a saleable area of 400 square feet or below in Part 2 of this price list)

(1) 相等於成交金額5%之臨時訂金於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price 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120天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

5% of Transaction Price being further deposit shall be paid within 120 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(3) 成交金額5%即部分樓款於買方簽署臨時買賣合約後180天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

5% of Transaction Price being part payment shall be paid within 180 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(4) 成交金額85%即成交金額餘款於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付。

85% of Transaction Price being balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser.

(C2) 輕鬆建築期付款計劃 Easy Stage Payment Plan (依照售價) (in accordance with the Price)

(只適用於本價單第二部份實用面積為400平方呎以上的住宅物業) (Only applicable to a residential property with a saleable area of above 400 square feet in Part 2 of this price list)

(1) 相等於成交金額5%之臨時訂金於簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

(2) 成交金額2.5%即加付訂金於買方簽署臨時買賣合約後120天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

2.5% of Transaction Price being further deposit shall be paid within 120 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(3) 成交金額2.5%即加付訂金於買方簽署臨時買賣合約後180天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

2.5% of Transaction Price being further deposit shall be paid within 180 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(4) 成交金額2.5%即部分樓款於買方簽署臨時買賣合約後210天內繳付或於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知後的14日內繳付，以較早者為準。

2.5% of Transaction Price being part payment shall be paid within 210 days after signing of the preliminary agreement for sale and purchase or within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser, whichever is earlier.

(5) 成交金額87.5%即成交金額餘款於賣方就其有能力將項目內的住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付。

87.5% of Transaction Price being balance of the Transaction Price shall be paid within 14 days after the date of the notification to the Purchaser that the Vendor is in a position validly to assign the residential properties in the Development to the Purchaser.

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

(a) 請參閱第(4)(i)段。
Please refer to paragraph (4)(i).

(b) 「Sino Club」會員售價折扣優惠 Price Discount Benefit for "Sino Club" Member
買家如屬「Sino Club」會員，可獲額外1%售價折扣優惠。
An extra 1% discount from the Price would be offered to purchasers who are "Sino Club" members.

(c) 追蹤招商置地「cmplus_hotels」Instagram官方帳號優惠 Follow the Official Instagram Account of "cmplus_hotels" of China Merchants Land Limited Benefit
買家如有追蹤招商置地「cmplus_hotels」Instagram 官方帳號，可獲額外1%售價折扣優惠。
An extra 1% discount from the Price would be offered to purchasers who have followed the official Instagram account of "cmplus_hotels" of China Merchants Land Limited.

(d) 「置業有禮」特別折扣 "Home Purchase" Special Discount
買方可獲額外1%售價折扣優惠作為「置業有禮」特別折扣。
An extra 1% discount on the Price would be offered to the Purchasers as the "Home Purchase" Special Discount.

(e) 「首席維港臨海府邸」優惠 "Harbour Living At Its Finest" Discount
買方可獲額外2%售價折扣優惠作為「首席維港臨海府邸」優惠。
An extra 2% discount on the Price would be offered to the Purchasers as the "Harbour Living At Its Finest" Benefit.

(f) 「維港海濱社區生活」優惠 "Harbourfront Lifestyle Hub" Discount
買方可獲額外2%售價折扣優惠作為「維港海濱社區生活」優惠。
An extra 2% discount on the Price would be offered to the Purchasers as the "Harbourfront Lifestyle Hub" Benefit.

(g) 「都會超級核心圈」優惠 "Metropolitan Super Core" Discount
買方可獲額外2%售價折扣優惠作為「都會超級核心圈」優惠。
An extra 2% discount on the Price would be offered to the Purchasers as the "Metropolitan Super Core" Benefit.

(h) 「東九黃金線」優惠 "East Kowloon Golden Corridor" Discount
買方可獲額外2%售價折扣優惠作為「東九黃金線」優惠。
An extra 2% discount on the Price would be offered to the Purchasers as the "East Kowloon Golden Corridor" Benefit.

(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 residential property in the Development

(a) 首3年保修優惠
First 3 Years Warranty Offer

在不減損買方於買賣合約下之權利的前提下，富利恒有限公司(「如此聘用的人」)，即獲擁有人聘用作統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士，將於收到買方於發展項目滿意紙或包括住宅物業之有關發展項目部份之轉讓同意書發出日起計的3年內(以較早者計)(「時限」)所發出的書面通知後，在合理地切實可行的範圍內盡快自費就住宅物業欠妥之處作出補救（買方或買方的代理人、承辦商或物業的住客、佔用人或訪客的行為或疏忽所導致除外）。為免疑問，首3年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；及電器、傢俱、花草植物或園藝設計(如有)。首3年保修優惠受其他條款及細則約束。

Without affecting the Purchaser's rights under the agreement for sale and purchase, Fortune Hope Limited ("the Person so Engaged"), the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development, is prepared to, at its own cost and as soon as reasonably practicable after its receipt of a written notice served by the Purchaser within 3 years from the date of issuance of the certificate of compliance of the Development or consent to assign in respect of the relevant part of the Development in which the residential property forms part (the "Time Limit"), whichever is earlier, remedy any defects to the residential property (caused otherwise than by any act or neglect of the Purchaser or the Purchaser's agent, contractor or resident, occupier or visitor of the residential property). For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; and any electrical appliances, furniture, plants or landscaping (if any). The First 3 Years Warranty Offer is subject to other terms and conditions.

(4)(iv) 誰人負責支付買賣該項目中的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 residential property in the Development

(1) 如買方選用賣方代表律師作為買方之代表律師處理其正式合約及轉讓契及按揭(如有)，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。

If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase and handling mortgage (if any), the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.

(2) 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發展項目中的住宅物業的事宜，買賣雙方須各自負責有關買賣合約及轉讓契兩項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 purchase of the residential property(ies) in the Development, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

(3) 買方須承擔及支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、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 without limitation any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne and paid by the Purchaser.

(4)(v) 買方須為就買賣該項目中的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 residential property in the Development

草擬、登記及完成公契及管理協議(「公契」)費用及附於公契之圖則之費用的適當分攤、住宅物業的業權契據及文件經核證副本之費用、住宅物業的買賣合約及轉讓契之圖則費、住宅物業按揭(如有)及附加合約(如有)之法律費用及其他費用及雜費、其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出等，均須由買方獨自承擔及支付。

The Purchaser 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, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) in respect of the residential property, and all other legal costs and other charges, etc. of any other documents relating to the sale and purchase of the residential property.

(4)(vi) 如買方希望更改付款計劃而須更新成交紀錄冊內的記錄，可於不早於簽署正式買賣合約後30日但不遲於付清成交金額餘額之日前30日或(如適用)正式買賣合約內訂明的項目的預計關鍵日期前30日(以較早者為準)透過如此聘用的人向賣方提出申請，並須承擔有關律師費用及雜費(如有)。對前述更改之申請及申請條件的批准與否，視乎有關付款計劃、折扣、贈品、財務優惠或利益的有效性和賣方的最終決定。

If the Purchaser wishes to change the payment plan which requires update to the entry(ies) in the Register of Transactions, the Purchaser can apply to the Vendor through the Person so engaged for such change not earlier than 30 days after the date of signing of the formal agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of Transaction Price or (if applicable) not later than 30 days before the estimated material date for the Development as specified in the formal agreement for sale and purchase (whichever is earlier) and bear all related solicitor's cost and disbursements (if any). The approval or disapproval of the aforesaid application for change and the application conditions are subject to the availability of the relevant payment plan(s), discount(s), gift(s), financial advantage(s) or benefit(s) and the final decision of the Vendor.

備註:
Notes:

(1) 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 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 according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

(2) 所有就購買項目中的住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a residential property in the Development are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

(5) 賣方已委任地產代理在發展項目中的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 residential property in the Development:

賣方委任的代理:
Agent appointed by the Vendor:

信和地產代理有限公司Sino Real Estate Agency Limited

請注意: 任何人可委任任何地產代理在購買該項目中的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 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.onemarina.hk

The address of the website designated by the vendor for the Development is: www.onemarina.hk