

價單 Price List

第一部份：基本資料 Part 1: Basic Information

期數名稱 Name of Phase	MALIBU	期數（如有） Phase No.(if any)	日出康城的第 VA 期 Phase VA of LOHAS Park
期數位置 Location of Phase	康城路1號 1 Lohas Park Road		
期數中的住宅物業的總數 The total number of residential properties in the Phase			1600

印製日期 Date of Printing	價單編號 Number of Price List
04 May 2020	9

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
13 July 2020	9A	-

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 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
Tower 1 (1A) 第1座 (1A)	71	B#	78.998 (850) 露台 Balcony : 2.572 (28) 工作平台 Utility Platform : 1.500 (16)	21,187,000	268,197 (24,926)	--	--	--	--	--	34.707 (374)	--	--	--	
Tower 2 (2A) 第2座 (2A)	70	A	61.623 (663) 露台 Balcony : 2.156 (23) 工作平台 Utility Platform : 0.000 (0)	15,275,000	247,878 (23,039)	--	--	--	--	--	32.067 (345)	--	--	--	
	6	A	58.902 (634) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	14,177,000	240,688 (22,361)	--	--	--	55.866 (601)	--	--	--	--	--	
	70	B	60.968 (656) 露台 Balcony : 2.144 (23) 工作平台 Utility Platform : 0.000 (0)	14,191,000	232,761 (21,633)	--	--	--	--	--	28.766 (310)	--	--	--	
	70	E	53.398 (575) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,263,000	248,380 (23,066)	--	--	--	--	--	15.348 (165)	--	--	--	
	6	E	51.537 (555) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	12,663,000	245,707 (22,816)	--	--	--	47.254 (509)	--	--	--	--	--	
Tower 2 (2B) 第2座 (2B)	6	C	48.271 (520) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	12,002,000	248,638 (23,081)	--	--	--	46.207 (497)	--	--	--	--	--	
	6	D	47.377 (510) 露台 Balcony : 0.000 (0) 工作平台 Utility Platform : 0.000 (0)	11,085,000	233,974 (21,735)	--	--	--	36.404 (392)	--	--	--	--	--	
Tower 3 (3A) 第3座 (3A)	67	A	70.421 (758) 露台 Balcony : 2.270 (24) 工作平台 Utility Platform : 1.500 (16)	17,158,000	243,649 (22,636)	--	--	--	--	--	39.561 (426)	--	--	--	
Tower 3 (3B) 第3座 (3B)	38	E	34.187 (368) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,095,000	295,288 (27,432)	--	--	--	--	--	--	--	--	--	

第三部份：其他資料 Part 3: Other Information

- (1) 準買家應參閱期數的售樓說明書，以了解該期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.
- (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)(G) 註：在本第(4)段中，(a) 『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金額，因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最近的千位數作為成交金額；(b) 『賣方』指香港鐵路有限公司，而『如此聘用的人』指Leading Elite Limited，即獲香港鐵路有限公司聘用作統籌和監管期數的設計、規劃、建造、裝置、完成及銷售的過程的人士。

Note: In this paragraph (4), (a) "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 terms of payment and/or applicable discounts on the Price will be rounded up to the nearest thousand to determine the transaction price; (b) "Vendor" means MTR Corporation Limited and "Person so Engaged" means Leading Elite Limited, the person engaged by MTR Corporation Limited to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Phase.

買方於簽署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，其中港幣\$100,000之部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「的律律師行」。

Upon signing of the preliminary agreement for sale and purchase, the Purchasers shall pay the preliminary deposit which is equivalent to 5% of the transaction price. HK\$100,000 being part of the preliminary deposit must be paid by cashier orders and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "DEACONS".

支付條款 Terms of Payment

支付條款(A)只於期數之轉讓同意發出前適用

Terms of Payment (A) is only applicable before the Consent to assign of the Phase is issued

(A) 建築期付款計劃 Stage Payment Plan (照售價) (the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

- (2) 成交金額95%即成交金額之餘款於賣方向買方發出書面通知書可將有關物業之業權轉讓予買方的日期起14天內付清。

95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 14 days of the date of written notification to the Purchaser that the Vendor is in a position validly to assign the Property to the Purchaser

支付條款(B)只於期數之轉讓同意發出當天及之後適用

Terms of Payment (B) is only applicable on or after the Consent to assign of the Phase is issued

(B) 120天現金優惠付款計劃 120-day Cash Payment Plan (照售價) (the Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於成交金額5%作為臨時訂金。買方須於簽署臨時合約後5個工作日內簽署正式買賣合約(「正式合約」)。

The Purchaser(s) shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

- (2) 成交金額95%即成交金額之餘款於買方簽署臨時合約後120天內由買方繳付。

95% of the transaction price being balance of the transaction price shall be paid by the Purchaser(s) within 120 days after signing of the PASP.

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

- (a) 見 4(i)。
See 4(i).

(b) **"Club Wheelock" 會員優惠 Privilege for "Club Wheelock" member**

在簽署臨時買賣合約當日，買方如屬 "Club Wheelock" 會員，可獲1%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以公司名義)須為 "Club Wheelock" 會員，方可享此折扣優惠。

A 1% discount from the Price would be offered to the Purchaser who is a "Club Wheelock" member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation) should be a "Club Wheelock" member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

(c) **O'East Urban Nature 置業優惠 O'East Urban Nature Discount**

凡購買本價單所列之住宅物業的買家，可獲1%售價折扣優惠。

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

(d) **印花稅優惠 Stamp Duty Discount**

買方購買本價單中所列之住宅物業可獲10.5%售價折扣優惠。

A 10.5% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(e) **迎夏樂繽紛優惠 Summer Fun Discount**

買方購買本價單中所列之住宅物業可獲2%售價折扣優惠。

A 2% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(f) **"Wheelock Living" 臉書頁面讚好優惠 "Wheelock Living" Facebook Page Likers' Discount**

凡於簽署臨時買賣合約前讚好 "Wheelock Living" 臉書頁面的買家，可獲1%售價折扣優惠。

A 1% discount from the Price would be offered to a Purchaser who has liked the "Wheelock Living" Facebook Page before signing the Preliminary Agreement for Sale and Purchase.

(g) **O' East 優質生活優惠 O' East Wellness Living Discount**

買方購買本價單中所列之住宅物業可獲 2%售價折扣優惠。

A 2% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(h) **MALIBU 閃耀入伙優惠 MALIBU Grand Move In Discount**

買方購買本價單中所列之住宅物業可獲 3%售價折扣優惠。

A 3% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(iii) **可就購買該期數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 Phase

第(4)(ii)段所述之贈品、財務優惠或利益由如此聘用的人提供或安排。賣方(即香港鐵路有限公司)與該等贈品、財務優惠或利益無關，亦不會就相關之申索承擔任何責任。所有有關該等贈品、財務優惠或利益的申索或爭議，買方應根據下文直接聯絡如此聘用的人或相關提供者(視情況而定)。

The gift, financial advantage or benefit stated in paragraph (4)(ii) are offered or arranged by the Person So Engaged. The Vendor (i.e. MTR Corporation Limited) is not related to such gift, financial advantage or benefit and shall not be responsible for any claims in relation thereto. All claims and disputes relating to such gift, financial advantage or benefit shall be directed to the Person So Engaged or the relevant provider (as the case may be) as prescribed below.

- (a) 見 4(ii)。
See 4(ii).

(b) **住客停車位認購權 Option to purchase residential parking spaces**

購買一個本價單上設"#的住宅物業的買方可獲認購期數一個住客停車位之權利("認購權")(受制於合約及賣方容後不時公佈的銷售安排、售價及認購意向(如適用)，並由賣方全權及絕對酌情決定)。認購權受期數實際可供出售的住客停車位數目所限，賣方及如此聘用的人並不保證每個認購權必定能購得一個住客停車位，就算未能就任何認購權購得任何住客停車位賣方及如此聘用的人亦不須向認購權持有人作任何賠償。賣方擁有全權及絕對酌情權決定相關住宅物業之買方選購住宅停車位之優先次序。惟買方如選擇不認購住宅停車位，此認購優惠將自動失效。此認購優惠只屬上述買方作為上述住宅物業之買方個人所有，且不可轉讓及不可兌換為現金或任何其他優惠。

The Purchaser of a residential property marked with a "# in this price list shall have an option to purchase one residential parking space in the Phase ("the Option") (subject to contract and the sales arrangements, price and registration of intent (if applicable) to be determined by the Vendor at its sole and absolute discretion and announced by the Vendor later from time to time). The Option is subject to the actual number of residential parking spaces available for sale in the Phase. The Vendor and the Person so Engaged gives no warranty that one residential parking space can be purchased in respect of each Option. The Vendor shall not be liable for any compensation to the holder of any Option even if no residential parking space can be purchased in respect of the Option. The Vendor shall have the sole and absolute discretion to determine the order of priority to choose and purchase the residential parking spaces between purchasers. If the Purchaser chooses not to purchase any residential parking space, this benefit will lapse automatically. This benefit is personal to the said Purchaser as purchaser of the aforesaid residential property and is non-transferable and cannot be redeemed for cash or any other benefit.

(c) **傢俱及物件送贈優惠 Furniture and Objects Offer**

凡購買第3B座(T3B)38樓E單位之買方可免費獲贈下列傢俱和物件。有關傢俱及物件將於該單位成交日以「現狀」及「屆時之現狀」交予買方。賣方不會就任何該等傢俱或物件或其狀況、狀態、品質及性能，及其是否可在運作狀態作出任何保證或陳述，或負責任何維修或保養。受條款及條件約束。詳情請參閱相關交易文件。

Furniture and objects as set out in the table below will be provided to the purchaser of Unit E, 38/F, Tower 3B (T3B) free of charge. The furniture and objects will be delivered to the purchaser upon completion of sale and purchase of the Unit in their "as-is" and "then as-is" condition. No warranty or representation whatsoever is given by the Vendor in any respect regarding any of the furniture or objects or the condition, state, quality or fitness of any of the furniture or objects or as to whether any of the furniture or objects is or will be in working condition, nor any repair or maintenance obligation whatsoever is taken up. Subject to terms and conditions. Please refer to the relevant transaction documents for details.

Item 項目	Quantity 數量	Item 項目	Quantity 數量
Living Area 客廳			
Tea pot set 茶壺套裝	1	Sofa 梳化	1
Tray 托盤	1	Coffee Table 咖啡桌	2
Book 書	2	Area Rug 地毯	1
Cushion 咕啞	2	Artwork 藝術掛畫	1
Open Kitchen 開放式廚房			
Tray 托盤	1	Wine 酒	1
Coaster 杯墊	4	Ornament 裝飾	1
Bowl 碗	4	Vase 花瓶	1
Plate 餐碟	6	Cooking pot 烹調鍋	1
Glass 玻璃杯	2	Book 書	2
Napkin 餐巾	2	Glass Table 玻璃餐桌	1
Decorative glassware 裝飾玻璃器皿	2	Bar Stool 高身餐椅	2
Decorative Cup 裝飾杯子	2		
Bedroom 睡房			
Bedding set 床上用品	1	Mattress 床褥	1
Cushion 咕啞	2	Bed Wardrobe 床架連櫃	1
Pillow 枕頭	2	Blanket 毯	1
Duvet 被子	1	Picture frame 相框	3
Book 書	5	Pot plant 盆栽植物	1
Clothes 衣服	6	Mirror 鏡子	1
Hanger 衣架	5	Decorative pot 裝飾盆子	1
Bathroom 浴室			
Pump bottle 泵瓶	3	Decorative glassware 裝飾玻璃器皿	1
Aroma Diffuser 香薰	1		
Balcony 露台			
Wood Deck 木地台	1		

(iv) 誰人負責支付買賣該期數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 Phase

- (a) 如買方選用賣方代表律師作為買方代表律師處理其買賣合約、按揭及轉讓契，賣方同意支付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處理買賣合約、按揭及轉讓契，買方及賣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 appoints the Vendor's solicitors to act for his/her behalf to handle the agreement for sale and purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the agreement for sale and purchase and the assignment. If the Purchaser chooses to instruct his own solicitors to handle the agreement for sale and purchase, mortgage or assignment, each of the Vendor and Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- (b) 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書(如有)的印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)。
All stamp duties on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but without limitation any stamp duty on, if any, nomination or sub-sale, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

(v) 買方須為就買賣該期數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 Phase

有關其他法律文件之律師費如：附加合約、買方提名書、有關樓宇交易之地契、大廈公契及其他樓契之核證費、查冊費、註冊費、圖則費及其他實際支出等等，均由買方負責，一切有關按揭及其他費用均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, nomination, certifying fee for Government Lease, deed of mutual covenant and all other title documents, search fee, registration fee, plan fee and all other disbursements shall be borne by the Purchaser. The Purchaser shall also pay and bear the legal costs and disbursements in respect of any mortgage.

- (vi) 如買方希望更改付款計劃或更改任何已選擇之折扣、贈品、財務優惠或利益而須更新或交紀錄冊內的記錄，可於不早於簽署買賣合約後30日但不遲於付清樓價餘額之日或(如適用)買賣合約內訂明的期數的預計關鍵日期(以較早者為準)前30日向如此聘用的人提出申請，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如此聘用的人的最終決定。

If the Purchaser wishes to change the payment plan or change any of the selected discount(s), gift(s), financial advantage(s) or benefit(s) which requires update to the entry(ies) in the Register of Transactions, the Purchasers can apply to the Person so Engaged for such change not earlier than 30 days after the date of signing of the agreement for sale and purchase but not later than 30 days before the date of settlement of the balance of purchase price or (if applicable) the estimated material date for the Phase as specified in the 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 Person so Engaged.

- (5) 賣方已委任地產代理在期數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 Phase:

賣方委任的代理：
Agents appointed by the Vendor：
會德豐地產(香港)有限公司
Wheelock Properties (Hong Kong) Limited

Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:

會德豐地產(香港)有限公司委任的次代理:

中原地產代理有限公司
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 Group Limited and Franchisees

云房網絡(香港)代理有限公司
Qfang Network (Hong Kong) Agency Limited
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 (Hong Kong) Limited
萊坊(香港)有限公司
Knight Frank Hong Kong Limited
世邦魏理仕有限公司
CBRE Limited

友和地產有限公司
United Properties Limited
晉誠地產代理有限公司
Earnest Property Agency Limited
康城物業有限公司
Lohas Property Ltd

請注意：任何人可委任任何地產代理在購買該期數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 Phase. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就期數指定的互聯網網站的網址為：<https://www.malibu.com.hk>
The address of the website designated by the Vendor for the Phase is: <https://www.malibu.com.hk>