

## 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	浪澄灣 The Long Beach	期數(如有) Phase No. (if any)	-- --
發展項目位置 Location of Development	海輝道8號 No. 8 Hoi Fai 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)			1,829

印製日期 Date of Printing	價單編號 Number of Price List
13 March 2017	6

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
無 NIL	無 NIL	無 NIL

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
1	51/F & Roof Floor (Duplex) 天台層 (複式)	C##	114.026 (1,227) [露台 Balcony: -] [工作平台 Utility Platform: -]	38,784,000	340,133 (31,609)	-	-	-	73.618 (792)	-	-	27.883 (300)	-	-	-
1	50	A#	80.123 (862) [露台 Balcony: 2.075 (22)] [工作平台 Utility Platform: -]	25,839,000	322,492 (29,976)	-	2.963 (32)	-	-	-	-	-	-	-	-
1	50	B	51.995 (560) [露台 Balcony: -] [工作平台 Utility Platform: -]	14,180,000	272,719 (25,321)	-	2.850 (31)	-	-	-	-	-	-	-	-
1	50	C	52.963 (570) [露台 Balcony: -] [工作平台 Utility Platform: -]	13,004,000	245,530 (22,814)	-	2.975 (32)	-	-	-	-	-	-	-	-
1	50	D	53.969 (581) [露台 Balcony: -] [工作平台 Utility Platform: -]	13,450,000	249,217 (23,150)	-	2.900 (31)	-	-	-	-	-	-	-	-
1	50	E *	52.240 (562) [露台 Balcony: -] [工作平台 Utility Platform: -]	15,361,000	294,047 (27,333)	-	2.850 (31)	-	-	-	-	-	-	-	-
1	49	A#	80.123 (862) [露台 Balcony: 2.075 (22)] [工作平台 Utility Platform: -]	25,585,000	319,322 (29,681)	-	2.963 (32)	-	-	-	-	-	-	-	-
1	49	B	51.995 (560) [露台 Balcony: -] [工作平台 Utility Platform: -]	14,040,000	270,026 (25,071)	-	2.850 (31)	-	-	-	-	-	-	-	-
1	49	C	52.963 (570) [露台 Balcony: -] [工作平台 Utility Platform: -]	12,876,000	243,113 (22,589)	-	2.975 (32)	-	-	-	-	-	-	-	-
1	49	D	53.969 (581) [露台 Balcony: -] [工作平台 Utility Platform: -]	13,317,000	246,753 (22,921)	-	2.900 (31)	-	-	-	-	-	-	-	-

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
1	49	E *	52.240 (562) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	15,210,000	291,156 (27,064)	-	2,850 (31)	-	-	-	-	-	-	-	
1	48	A#	80.123 (862) [ 露台 Balcony: 2.075 (22) ] [ 工作平台 Utility Platform: - ]	25,457,000	317,724 (29,532)	-	2,963 (32)	-	-	-	-	-	-	-	
1	48	B	51.995 (560) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	14,040,000	270,026 (25,071)	-	2,850 (31)	-	-	-	-	-	-	-	
1	48	C	52.963 (570) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	12,876,000	243,113 (22,589)	-	2,975 (32)	-	-	-	-	-	-	-	
1	48	D	53.969 (581) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	13,317,000	246,753 (22,921)	-	2,900 (31)	-	-	-	-	-	-	-	
1	48	E *	52.240 (562) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	15,134,000	289,701 (26,929)	-	2,850 (31)	-	-	-	-	-	-	-	
1	46	A#	80.123 (862) [ 露台 Balcony: 2.075 (22) ] [ 工作平台 Utility Platform: - ]	25,304,000	315,814 (29,355)	-	2,963 (32)	-	-	-	-	-	-	-	
1	46	B	51.995 (560) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	13,958,000	268,449 (24,925)	-	2,850 (31)	-	-	-	-	-	-	-	
1	46	C	52.963 (570) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	12,797,000	241,622 (22,451)	-	2,975 (32)	-	-	-	-	-	-	-	
1	46	D	53.969 (581) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	13,237,000	245,270 (22,783)	-	2,900 (31)	-	-	-	-	-	-	-	

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
1	46	E *	52.240 (562) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	15,043,000	287,959 (26,767)	-	2,850 (31)	-	-	-	-	-	-	-	
1	42	A#	80.123 (862) [ 露台 Balcony: 2.075 (22) ] [ 工作平台 Utility Platform: - ]	25,154,000	313,942 (29,181)	-	2,963 (32)	-	-	-	-	-	-	-	
1	42	E *	52.240 (562) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	14,956,000	286,294 (26,612)	-	2,850 (31)	-	-	-	-	-	-	-	
1	38	A#	80.123 (862) [ 露台 Balcony: 2.075 (22) ] [ 工作平台 Utility Platform: - ]	25,005,000	312,083 (29,008)	-	2,963 (32)	-	-	-	-	-	-	-	
1	38	B	51.995 (560) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	13,790,000	265,218 (24,625)	-	2,850 (31)	-	-	-	-	-	-	-	
1	38	C	52.963 (570) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	12,645,000	238,752 (22,184)	-	2,975 (32)	-	-	-	-	-	-	-	
1	38	D	53.969 (581) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	13,079,000	242,343 (22,511)	-	2,900 (31)	-	-	-	-	-	-	-	
1	38	E *	52.240 (562) [ 露台 Balcony: - ] [ 工作平台 Utility Platform: - ]	14,866,000	284,571 (26,452)	-	2,850 (31)	-	-	-	-	-	-	-	

### 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 節內，「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折扣後之價錢)。因應不同支付條款及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 purchase price set out in the preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable terms of payment discount(s) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts on the Price will be rounded 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\$100,000 須以 (抬頭寫「孖士打律師行」或「Mayer Brown JSM」) 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 JSM」)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\$100,000 of the preliminary deposit shall be made by means of cashier order made payable to "Mayer Brown JSM" 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 "Mayer Brown JSM" or "孖士打律師行".

**(A) 75天付款計劃 (照售價減 2%)**

**75-day Payment Plan (2% discount from 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%(再期訂金)於簽立買賣合約時支付並簽署正式買賣合約。  
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%(樓價餘額)於簽立臨時買賣合約後 75 天內支付。  
90% of the Contract Price shall be paid within 75 days after signing of the Preliminary Agreement for Sale and Purchase.

**(B) 90天付款計劃 (照售價減 1.5%)**

**90-day Payment Plan (1.5% discount from 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%(再期訂金)於簽立買賣合約時支付並簽署正式買賣合約。  
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%(樓價餘額)於簽署臨時買賣合約後 90 天內支付。  
90% of the Contract Price shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

**(C) 180天付款計劃 (照售價減 0.5%)**

**180-day Payment Plan (0.5% discount from 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%(再期訂金)於簽立買賣合約時支付並簽署正式買賣合約。  
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5%(再期訂金)於簽立臨時買賣合約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.
4. 成交金額85%(樓價餘額)於簽立臨時買賣合約後 180 天內支付。  
85% of the Contract Price shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

**(D) 240天付款計劃 (照售價)**

**240-day Payment Plan (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%(再期訂金)於簽立買賣合約時支付並簽署正式買賣合約。  
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5%(再期訂金)於簽立臨時買賣合約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.
4. 成交金額85%(樓價餘額)於簽立臨時買賣合約後 240 天內支付。  
85% of the Contract Price shall be paid within 240 days after signing of the Preliminary Agreement for Sale and Purchase.

(4) (ii) 售價獲得折扣基礎:

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

除根據 4(i) 及 4(iii) 所列之相應售價折扣外，買方還可享用以下折扣優惠：

In addition to the corresponding discount on the Price listed in 4(i) and 4(iii), a purchaser shall be offered discount as listed below:

**(A) 特別優惠**

**SPECIAL DISCOUNT**

(i) 購買本價單第二部份中所列之沒有標記「\*」或「#」或「##」之單位之買方可獲10%售價折扣的特別優惠; (ii) 購買本價單第二部份中所列之有標記「\*」之單位之買方可獲9%售價折扣的特別優惠; (iii) 購買本價單第二部份中所列之有標記「#」之單位之買方可獲12.5%售價折扣的特別優惠; (iv) 購買本價單第二部份中所列之有標記「##」之單位之買方可獲12.5%售價折扣的特別優惠。

(i) The Purchaser of a unit which is not marked with “\*” or “#” or “##” in the above price list under Part 2 will be offered Special Discount at 10% of the Price; (ii) the Purchaser of a unit marked with “\*” in the above price list under Part 2 will be offered Special Discount at 9% of the Price; (iii) the Purchaser of a unit marked with “#” in the above price list under Part 2 will be offered Special Discount at 12.5% of the Price; (iv) the Purchaser of a unit marked with “##” in the above price list under Part 2 will be offered Special Discount at 12.5% of the Price.

為免存疑，如兩個或以上住宅物業以單一份臨時買賣合約購買，該優惠將按照各指明住宅物業各自的售價計算得出。

For the avoidance of doubt, if two or more residential properties are purchased under one single preliminary agreement for sale and purchase, the discount is calculated with reference to the Price of each relevant specified residential property respectively.

(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 specified residential property in the development:

(A) 「提前成交現金回贈」

"Early Completion Cash Rebate"

(a) 受制於以下第(b)及(c)段的條款，如買方選擇上述第 4(i)(C) 段 (180天付款計劃) 或第 4(i)(D) 段 (240天付款計劃) 的付款計劃，並於有關臨時買賣合約所訂立的預定成交日期前的最少三十天前完成有關指明住宅物業交易，買方可按以下列表獲得賣方送出的提前成交現金回贈(「提前成交現金回贈」):-

Subject to the terms and conditions in paragraphs (b) and (c) below, where a Purchaser chooses the payment plan mentioned under paragraph 4(i)(C) (180-day Payment Plan) and paragraph 4(i)(D) (240-day Payment Plan) and completes the sale and purchase of the relevant specified residential property on a date at least 30 days earlier than the scheduled completion date as set out in the preliminary agreement for sale and purchase, the Purchaser shall be entitled to an early completion cash rebate (the "Early Completion Cash Rebate") offered by the Vendor in accordance with the following table:-

買方所選擇的付款計劃 Payment Plan chosen by the Purchaser	「提前成交現金回贈」金額 Amount of "Early Completion Cash Rebate"
上述第 4(i)(C) 段所述的「180天付款計劃」 "180-day Payment Plan" as described in paragraph 4(i)(C) above	成交金額的0.5% 0.5% of the Contract Price
上述第 4(i)(D) 段所述的「240天付款計劃」 "240-day Payment Plan" as described in paragraph 4(i)(D) above	成交金額的1% 1% of the Contract Price

(b) 買方須於完成有關指明住宅買賣交易後的14天內，向賣方提出書面申請「提前成交現金回贈」。就此而言，完成買賣交易日期以賣方代表律師收到所有樓價款項日期為準。受制於賣方收妥並核實買方就有關申請提交的所有資料，賣方將於收妥有關資料後的60天內將「提前成交現金回贈」付予買方於香港開設的銀行戶口或按賣方認為合適的方式回贈予買方。

Within 14 days of completion of the sale and purchase of the relevant specified residential property, the Purchaser shall make a written application to the Vendor for the Early Cash Rebate. For this purpose, the date of completion of the sale and purchase shall be the date on which the full purchase price is received by the Vendor's solicitors. Subject to Vendor's receipt and verification of all information submitted by the Purchaser in support for the Purchaser's application, the Vendor will, within 60 days after receipt of such information, pay the Early Completion Cash Rebate into the Purchaser's bank account in Hong Kong or in such manner as the Vendor may consider appropriate.



(c) 獲得「提前成交現金回贈」的利益為與賣方簽訂臨時買賣合約並符合上述資格的買方所個人擁有。此利益並不可轉讓予其他任何人。

The benefit of receiving Early Completion Cash Rebate is personal to the Purchaser(s) who signs a preliminary agreement for sale and purchase with the Vendor and satisfies the above requirements. This benefit is non-transferable.

(4) (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購買的所有法律文件，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事宜，買賣雙方須各自負責有關正式買賣合約、轉讓契及住宅物業按揭(如有)三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 in relation to the purchase, the vendor agrees to bear the legal costs of the formal agreement for sale and purchase and the assignment. If the purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the vendor and purchaser shall pay his own solicitor's legal costs in respect of the formal agreement for sale and purchase, the assignment and the mortgage (if any).

(2) 買方需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\*(如適用)。

All stamp duty payments including, but not limited to: Ad Valorem Stamp Duty, Buyer's Stamp Duty\* and Special Stamp Duty\* payments will be borne by the purchaser (\*if applicable).

(4) (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，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 incorporating 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, 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:

中原地產代理有限公司	Centaline Property 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
香港置業(地產代理)有限公司	Hong Kong Property Services (Agency) Ltd.
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
第一太平戴維斯住宅代理有限公司	Savills Realty Limited
云房網絡(香港)代理有限公司	Qfang Network (Hongkong) 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.thelongbeach.com.hk](http://www.thelongbeach.com.hk)

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