

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	MONACO ONE 發展項目 MONACO ONE DEVELOPMENT	期數（如有） Phase No. (if any)	第二期 (即 MONACO MARINE) Phase 2 (i.e., MONACO MARINE)
發展項目位置 Location of Development	沐泰街10號 10 Muk Tai Street		
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)			559

印製日期 Date of Printing	價單編號 Number of Price List
24 April 2022	4

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
09 May 2022	4A	-
27 June 2022	4B	-
30 June 2022	4C	-
28 July 2022	4D	-
28 August 2022	4E	-
27 September 2022	4F	-
14 October 2022	4G	-
19 October 2022	4H	-
28 December 2022	4I	-
28 March 2023	4J	-
28 April 2023	4K	-
14 June 2023	4L	-
07 July 2023	4M	-
28 July 2023	4N	-
13 September 2023	4O	✓

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
26 September 2023	4P	-
03 October 2023	4Q	-
27 October 2023	4R	-
06 November 2023	4S	-
02 February 2024	4T	-
26 February 2024	4U	-
14 March 2024	4V	-
28 March 2024	4W	-
09 April 2024	4X	-
13 April 2024	4Y	-
17 May 2024	4Z	-
25 July 2024	4ZA	-
19 August 2024	4ZB	-
07 September 2024	4ZC	-
27 September 2024	4ZD	-
04 October 2024	4ZE	-
28 October 2024	4ZF	-
27 November 2024	4ZG	-
28 December 2024	4ZH	-
25 February 2025	4ZI	-
28 March 2025	4ZJ	-
25 April 2025	4ZK	-
26 June 2025	4ZL	-
28 August 2025	4ZM	-
28 October 2025	4ZN	-
24 December 2025	4ZO	-
14 January 2026	4ZP	✓
01 February 2026	4ZQ	-
26 February 2026	4ZR	-
15 April 2026	4ZS	-
20 May 2026	4ZT	-
18 June 2026	4ZU	-
26 June 2026	4ZV	-
27 July 2026	4ZW	-

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, 每平方米) 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
Tower 1A 第1A座	37	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,851,000	358,001 (33,285)	--	--	--	--	--	--	--	--	--	--
	36	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,819,000	356,945 (33,187)	--	--	--	--	--	--	--	--	--	--
	35	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,786,000	355,856 (33,086)	--	--	--	--	--	--	--	--	--	--
	33	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,754,000	354,800 (32,988)	--	--	--	--	--	--	--	--	--	--
	32	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,724,000	353,811 (32,896)	--	--	--	--	--	--	--	--	--	--
	31	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,692,000	352,755 (32,798)	--	--	--	--	--	--	--	--	--	--
	30	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,660,000	351,699 (32,699)	--	--	--	--	--	--	--	--	--	--
	29	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,628,000	350,643 (32,601)	--	--	--	--	--	--	--	--	--	--
	27	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,558,000	348,334 (32,387)	--	--	--	--	--	--	--	--	--	--
	26	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,527,000	347,311 (32,291)	--	--	--	--	--	--	--	--	--	--
	22	B	30.310 (326) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	10,432,000	344,177 (32,000)	--	--	--	--	--	--	--	--	--	--
	37	C	57.272 (616) 露台 Balcony : 2.180 (23) 工作平台 Utility Platform : 1.500 (16)	20,035,000	349,822 (32,524)	--	--	--	--	--	--	--	--	--	--
	36	C	57.272 (616) 露台 Balcony : 2.180 (23) 工作平台 Utility Platform : 1.500 (16)	19,975,000	348,774 (32,427)	--	--	--	--	--	--	--	--	--	--
	35	C	57.272 (616) 露台 Balcony : 2.180 (23) 工作平台 Utility Platform : 1.500 (16)	19,915,000	347,727 (32,330)	--	--	--	--	--	--	--	--	--	--
	33	C	57.272 (616) 露台 Balcony : 2.180 (23) 工作平台 Utility Platform : 1.500 (16)	19,856,000	346,696 (32,234)	--	--	--	--	--	--	--	--	--	--

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, 每平方米呎) 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
Tower 1A 第1A座	32	C	57.272 (616) 露台 Balcony : 2.180 (23) 工作平台 Utility Platform : 1.500 (16)	19,796,000	345,649 (32,136)	--	--	--	--	--	--	--	--	--	--
	31	C	57.272 (616) 露台 Balcony : 2.180 (23) 工作平台 Utility Platform : 1.500 (16)	19,737,000	344,619 (32,041)	--	--	--	--	--	--	--	--	--	--
	38	H	30.448 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	9,886,000	324,685 (30,140)	--	--	--	--	--	--	--	--	--	--
	37	H	30.448 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	9,876,000	324,356 (30,110)	--	--	--	--	--	--	--	--	--	--
	36	H	30.448 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	9,866,000	324,028 (30,079)	--	--	--	--	--	--	--	--	--	--
	32	H	30.448 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	9,836,000	323,043 (29,988)	--	--	--	--	--	--	--	--	--	--
	28	H	30.448 (328) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	9,773,000	320,973 (29,796)	--	--	--	--	--	--	--	--	--	--
Tower 1B 第1B座	37	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,755,000	351,771 (32,674)	--	--	--	--	--	--	--	--	--	--
	36	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,699,000	350,720 (32,577)	--	--	--	--	--	--	--	--	--	--
	35	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,643,000	349,670 (32,479)	--	--	--	--	--	--	--	--	--	--
	33	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,587,000	348,620 (32,382)	--	--	--	--	--	--	--	--	--	--
	32	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,532,000	347,588 (32,286)	--	--	--	--	--	--	--	--	--	--
	31	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,476,000	346,538 (32,188)	--	--	--	--	--	--	--	--	--	--
	30	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,421,000	345,506 (32,092)	--	--	--	--	--	--	--	--	--	--
	29	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,366,000	344,474 (31,997)	--	--	--	--	--	--	--	--	--	--
	28	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,311,000	343,443 (31,901)	--	--	--	--	--	--	--	--	--	--

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 1B 第1B座	27	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,202,000	341,398 (31,711)	--	--	--	--	--	--	--	--	--	--
	26	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,147,000	340,367 (31,615)	--	--	--	--	--	--	--	--	--	--
	25	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	18,093,000 18,753,000	339,354 (31,524) 351,733 (32,671)	--	--	--	--	--	--	--	--	--	--
	21	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	17,892,000	335,584 (31,171)	--	--	--	--	--	--	--	--	--	--
	16	B	53.316 (574) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	17,568,000	329,507 (30,606)	--	--	--	--	--	--	--	--	--	--
	37	C	42.474 (457) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,623,000	344,281 (31,998)	--	--	--	--	--	--	--	--	--	--
	36	C	42.474 (457) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,579,000	343,245 (31,902)	--	--	--	--	--	--	--	--	--	--
	35	C	42.474 (457) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,536,000	342,233 (31,807)	--	--	--	--	--	--	--	--	--	--
	33	C	42.474 (457) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,492,000	341,197 (31,711)	--	--	--	--	--	--	--	--	--	--
	32	C	42.474 (457) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,449,000	340,185 (31,617)	--	--	--	--	--	--	--	--	--	--
	29	C	42.474 (457) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,320,000	337,147 (31,335)	--	--	--	--	--	--	--	--	--	--
	28	C	42.474 (457) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,277,000	336,135 (31,241)	--	--	--	--	--	--	--	--	--	--
	27	C	42.474 (457) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	14,192,000	334,134 (31,055)	--	--	--	--	--	--	--	--	--	--
	16	C	42.474 (457) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,715,000	322,903 (30,011)	--	--	--	--	--	--	--	--	--	--
	37	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,927,000	344,523 (32,016)	--	--	--	--	--	--	--	--	--	--

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 1B 第1B座	36	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,920,000	344,350 (32,000)	--	--	--	--	--	--	--	--	--	--
	35	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,885,000	343,484 (31,920)	--	--	--	--	--	--	--	--	--	--
	33	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,857,000	342,791 (31,855)	--	--	--	--	--	--	--	--	--	--
	32	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,843,000	342,445 (31,823)	--	--	--	--	--	--	--	--	--	--
	31	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,802,000	341,431 (31,729)	--	--	--	--	--	--	--	--	--	--
	30	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,774,000	340,738 (31,664)	--	--	--	--	--	--	--	--	--	--
	29	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,733,000	339,724 (31,570)	--	--	--	--	--	--	--	--	--	--
	28	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,692,000	338,710 (31,476)	--	--	--	--	--	--	--	--	--	--
	27	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,597,000	336,360 (31,257)	--	--	--	--	--	--	--	--	--	--
	26	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,556,000	335,345 (31,163)	--	--	--	--	--	--	--	--	--	--
	25	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,516,000	334,356 (31,071)	--	--	--	--	--	--	--	--	--	--
	23	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,462,000	333,020 (30,947)	--	--	--	--	--	--	--	--	--	--
	22	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,395,000	331,363 (30,793)	--	--	--	--	--	--	--	--	--	--
	21	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,302,000	329,062 (30,579)	--	--	--	--	--	--	--	--	--	--
	20	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,160,000	325,549 (30,253)	--	--	--	--	--	--	--	--	--	--
	19	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	13,054,000	322,927 (30,009)	--	--	--	--	--	--	--	--	--	--

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 1B 第1B座	18	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,950,000	320,354 (29,770)	--	--	--	--	--	--	--	--	--	--
	17	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,807,000	316,817 (29,441)	--	--	--	--	--	--	--	--	--	--
	16	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,662,000	313,230 (29,108)	--	--	--	--	--	--	--	--	--	--
	15	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,650,000	312,933 (29,080)	--	--	--	--	--	--	--	--	--	--
	12	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,638,000	312,636 (29,053)	--	--	--	--	--	--	--	--	--	--
	11	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,613,000	312,018 (28,995)	--	--	--	--	--	--	--	--	--	--
	10	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,422,000	307,293 (28,556)	--	--	--	--	--	--	--	--	--	--
	9	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,354,000	305,611 (28,400)	--	--	--	--	--	--	--	--	--	--
	8	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,286,000	303,928 (28,244)	--	--	--	--	--	--	--	--	--	--
	7	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,188,000	301,504 (28,018)	--	--	--	--	--	--	--	--	--	--
	6	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	11,989,000	296,581 (27,561)	--	--	--	--	--	--	--	--	--	--
	5	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	11,982,000	296,408 (27,545)	--	--	--	--	--	--	--	--	--	--
	3	D	40.424 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	11,681,000	288,962 (26,853)	--	--	--	--	--	--	--	--	--	--
	38	E	41.478 (446) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,207,000	318,410 (29,612)	--	--	--	--	--	--	--	--	--	--
	37	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,216,000	316,536 (29,434)	--	--	--	--	--	--	--	--	--	--
	36	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,193,000	315,985 (29,383)	--	--	--	--	--	--	--	--	--	--

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 1B 第1B座	35	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,153,000 13,322,000	315,027 (29,294) 319,075 (29,670)	--	--	--	--	--	--	--	--	--	--
	33	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,114,000	314,093 (29,207)	--	--	--	--	--	--	--	--	--	--
	32	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,075,000	313,159 (29,120)	--	--	--	--	--	--	--	--	--	--
	31	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	13,035,000	312,201 (29,031)	--	--	--	--	--	--	--	--	--	--
	30	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,996,000	311,267 (28,944)	--	--	--	--	--	--	--	--	--	--
	29	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,958,000	310,356 (28,860)	--	--	--	--	--	--	--	--	--	--
	28	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,919,000	309,422 (28,773)	--	--	--	--	--	--	--	--	--	--
	27	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,827,000	307,219 (28,568)	--	--	--	--	--	--	--	--	--	--
	26	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,788,000	306,285 (28,481)	--	--	--	--	--	--	--	--	--	--
	25	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,750,000	305,375 (28,396)	--	--	--	--	--	--	--	--	--	--
	23	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,712,000	304,464 (28,312)	--	--	--	--	--	--	--	--	--	--
	22	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,674,000	303,554 (28,227)	--	--	--	--	--	--	--	--	--	--
	21	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,636,000	302,644 (28,143)	--	--	--	--	--	--	--	--	--	--
	20	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,598,000	301,734 (28,058)	--	--	--	--	--	--	--	--	--	--
	19	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,560,000	300,824 (27,973)	--	--	--	--	--	--	--	--	--	--

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, 每平方米呎) 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
Tower 1B 第1B座	18	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,523,000	299,938 (27,891)	--	--	--	--	--	--	--	--	--	--
	17	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,448,000	298,141 (27,724)	--	--	--	--	--	--	--	--	--	--
	16	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,396,000	296,896 (27,608)	--	--	--	--	--	--	--	--	--	--
	15	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,344,000	295,651 (27,492)	--	--	--	--	--	--	--	--	--	--
	12	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,307,000	294,764 (27,410)	--	--	--	--	--	--	--	--	--	--
	11	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,271,000	293,902 (27,330)	--	--	--	--	--	--	--	--	--	--
	10	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,234,000	293,016 (27,247)	--	--	--	--	--	--	--	--	--	--
	9	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,197,000	292,130 (27,165)	--	--	--	--	--	--	--	--	--	--
	8	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,161,000	291,267 (27,085)	--	--	--	--	--	--	--	--	--	--
	7	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,088,000	289,519 (26,922)	--	--	--	--	--	--	--	--	--	--
	6	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,052,000	288,657 (26,842)	--	--	--	--	--	--	--	--	--	--
	5	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	12,016,000	287,795 (26,762)	--	--	--	--	--	--	--	--	--	--
	3	E	41.752 (449) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 1.500 (16)	11,980,000	286,932 (26,682)	--	--	--	--	--	--	--	--	--	--
	38	F	40.379 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,690,000	314,272 (29,172)	--	--	--	--	--	--	--	--	--	--
	37	F	40.379 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,614,000	312,390 (28,998)	--	--	--	--	--	--	--	--	--	--
	28	F	40.379 (435) 露台 Balcony : 2.000 (22) 工作平台 Utility Platform : 0.000 (0)	12,316,000	305,010 (28,313)	--	--	--	--	--	--	--	--	--	--

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)(i) 註：在本第(4)段中，『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，皆以進位到最接近的千位數作為成交金額。

Note: In this paragraph (4), "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.

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 \$50,000（或賣方不時於相關銷售安排指定的其他適用金額）之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支付，本票及支票抬頭請寫「高李葉律師行」。

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\$50,000 (or such other applicable amount as the Vendor may from time to time specify in the relevant Sales Arrangements) being part of the preliminary deposit must be paid by cashier orders (unless the Vendor agrees otherwise) 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 "Kao, Lee & Yip Solicitors".

支付條款 Terms of Payment

(A) 90 天現金優惠付款計劃 90-day Cash Payment Plan (照售價減3.5%) (3.5% discount from 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 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 within 5 working days after signing of the
- (2) 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 90 天內由買方繳付。
95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 90 days after signing of the PASP .

(A1) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(A2) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(A3) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(B) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(B1) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(C) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(D) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(E) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(F) （並無此編號之支付條款）
(No Terms of Payment of such numbering)

(G) **120 天現金優惠付款計劃 120-day Cash Payment Plan (照售價減1.5%) (1.5% discount from 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 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 within 5 working days after signing of the PASP.
- (2) 成交金額 95%即成交金額之餘款須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 within 120 days after signing of the PASP .

(H) **120 天靈活置業按揭貸款付款計劃 120-day Flexible Purchase First Mortgage Loan Payment Plan (照售價減0.5%) (0.5% discount from 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 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 within 5 working days after signing of the PASP.
- (2) 成交金額 95%即成交金額之餘款須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 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) **季節限定置業有賞優惠 Homebuyer Discount for the Seasons**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (d) **MONACO MARINE 啟德之最置業優惠 MONACO MARINE – Best of the Best Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (e) **啟德城中心壓軸置業優惠 The Grand Finale of Kai Tak Center Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (f) **最奢華超級遊艇主題置業優惠 Most Luxurious Super Yacht Concept Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (g) **最璀璨維港海景置業優惠 Most Splendid Harbour View Discount**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (h) **全新換樓置業優惠 Special Discount for Upgraders**
買方購買本價單中所列之住宅物業可獲1%售價折扣優惠。
A 1% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.
- (i) **啟德優尚生活優惠 Superior Kai Tak Living Discount**
買方購買本價單中所列之住宅物業可獲0.5%售價折扣優惠。
A 0.5% discount from the Price would be offered to the Purchaser of a residential property listed in this price list.

(j) **會德豐員工置業優惠 Wheelock Group Home Purchasing Discount**

如買方（或構成買方之任何人士）屬任何「會德豐合資格人士」，凡於2022年5月31日(包括當日)或之前簽署臨時買賣合約，並且沒有委任地產代理就購入住宅物業代其行事，可以獲得相等於指定金額的2.5%的折扣優惠。「指定金額」指扣除適用於上述第4(i)段(須按該買方選取之支付條款而定)及第4(ii)(b)至(h)各段的折扣後的金額。

If the Purchaser (or any person comprising the Purchaser) is a “Qualified Person of Wheelock Group” as of the date of signing of the PASP, who signs the PASP for purchase of a residential property listed in this price list on or before 31 May 2022, provided that the Purchaser did not appoint any estate agent to act for him in the purchase of the residential property(ies), a 2.5% discount from the Specified Amount would be offered. “Specified Amount” means the price after deducting the applicable discount in paragraph 4(i) (according to the terms of payment such Purchaser has selected) and paragraphs 4(ii)(b) to (h) above.

「會德豐合資格人士」指任何下列公司或其在香港註冊成立之附屬公司之任何董事、員工及其近親（任何個人的配偶、父母、祖父、祖母、外祖父、外祖母、子女、孫、孫女、外孫、外孫女或兄弟姊妹為該個人之「近親」，惟須提供令賣方滿意的有關證明文件以茲證明有關關係，且賣方對是否存在近親關係保留最終決定權）：

“Qualified Person of Wheelock Group” means any director or employee (and his/her close family member (a spouse, parent, grand parent, child, grand child or sibling of a person is a “close family member” of that person Provided That the relevant supporting documents to the satisfaction of the Vendor must be provided to prove the relationship concerned and that the Vendor reserves the final right to decide whether or not such relationship exists)) of any of the following companies or any of its subsidiaries incorporated in Hong Kong :

1. 會德豐有限公司 Wheelock and Company Limited 或 or;
2. 會德豐地產有限公司 Wheelock Properties Limited 或 or;
3. 會德豐地產(香港)有限公司 Wheelock Properties (Hong Kong) Limited 或 or;
4. 隆豐國際發展有限公司 Wheelock Corporate Services Limited 或 or;
5. 九龍倉集團有限公司 The Wharf (Holdings) Limited 或 or;
6. 九龍倉置業地產投資有限公司 Wharf Real Estate Investment Company Limited 或 or;
7. 夏利文物業管理有限公司 Harriman Property Management Limited 或 or;
8. 海港企業有限公司 Harbour Centre Development Limited 或 or;
9. 現代貨箱碼頭有限公司 Modern Terminals Limited

買方在簽署有關的臨時買賣合約前須即場提供令賣方滿意的證據證明其為會德豐合資格人士，賣方就相關買方是否會德豐合資格人士有最終決定權，而賣方之決定為最終及對買方具有約束力。

The Purchaser shall before signing of the relevant preliminary agreement for sale and purchase on the spot provide evidence for proof of being a Qualified Person of Wheelock Group to the satisfaction of the Vendor and in this respect the Vendor shall have absolute discretion and the Vendor's decision shall be final and binding on the Purchaser.

(k) **（（並無此編號之折扣）
(No discount of such numbering)**

(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**

- (a) 見 (4)(i)及(4)(ii)。
See (4)(i) and (4)(ii).

(b) **（並無此編號之贈品、財務優惠或利益）
(No gift, or any financial advantage or benefit, of such numbering)**

(c) **被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格 Eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space**

受制於合約，買方簽署臨時買賣合約購買任何在此價單中標有「#」的住宅物業可被邀請納入享認購一個住宅停車位較優惠安排的買家組別之資格認購MONACO ONE 發展項目中的一個住宅停車位（售價及詳情將由賣方全權及絕對酌情決定，並容後公佈）。詳情以相關交易文件條款為準。

Subject to contract, the Purchaser who signs the preliminary agreement for sale and purchase to purchase any of the residential property marked with a “#” in this price list will have eligibility of being invited into the group of purchasers enjoying preferential arrangements in the purchase of one residential car parking space in MONACO ONE Development (price and details of the purchase will be determined by the Vendor at its sole and absolute discretion and will be announced later). Subject to the terms and conditions of the relevant transaction documents.

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

受以下條款及條件規限，凡購買第1B座25樓B單位之買方可免費獲贈下列傢俱和物件（統稱「該傢俱組合」）:-

Subject to the following terms and conditions, the Purchaser of Flat B on 25/F of Tower 1B will be provided with the furniture and objects as set out in the table below (collectively, “Furniture Package”) free of charge.

- (1) 有關傢俱及物件將於完成該物業之買賣時(「成交」)以其成交時之現狀交予買方。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，及其是否在可運作狀態作出任何保證或陳述，或負責任何維修或保養。

The furniture and objects will be delivered to the purchaser upon completion of sale and purchase of the Unit in their “as-is” condition as at completion. 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.

- (2) 若買方未能遵守、履行或符合臨時合約或正式合約內任何條款或條件，或指明住宅物業之買賣根據買賣合約內任何條款或法律上被廢除、取消或撤銷，賣方均沒有責任將任何該傢俱組合交付或交予買方。

In the event that the purchaser shall fail to observe, perform or comply with any of the terms and conditions of the Preliminary Agreement or the Agreement or if the sale of the specified residential property be annulled, cancelled or rescinded pursuant to any provisions of the Agreement or at law, the Vendor shall not be obliged to deliver or hand over to the Purchaser the Furniture Package.

(3) 本傢俱及物件送贈優惠受其他條款及條件約束。詳情請參閱相關交易文件。
This Furniture and Objects Offer is subject to other terms and conditions. Please refer to the relevant transaction documents for details.

描述 Description	數量 Quantity	描述 Description	數量 Quantity
睡房2 Bedroom 2			
單人床 Single Bed	1	床頭櫃 Bedside Table	1
雙人床褥 Double Mattress	1	檯燈 Table Lamp	1
床單 Sheet	1	枱面飾品 Table Deco	2
棉被 Comforter	1	香薰 Diffuser	1
枕頭 Pillow	1	衣櫃 Wardrobe	1
床頭咕啞 - 正方形 Cushion on Bed - Square	3	衣服 Cloths	6
床頭咕啞 - 長方形 Cushion on Bed - Rect.	1	衣架 Hanger	6
掛牆畫 Wall Painting	1	儲物箱 Storage Box	1
天花燈 Ceiling Lamp	1	羅馬簾 Roman Blind	1
羅馬簾路軌 Roman Blind Track	1		
走廊 Corridor			
掛牆飾品 Wall Deco	1		
睡房1 Bedroom 1			
書枱 Table	1	香薰 Diffuser	1
椅子 Chair	1	花藝擺設 Floral Arrangement	1
凳子 Stool	1	枱面飾品 Table Deco	6
地毯 Area Rug	1	書 Book	18
書架 Book Shelf	1	首飾盒 Jewelry Box	2
掛牆畫 Wall Painting	1	相架 Photoframe	2
天花燈 Ceiling Lamp	1	擺設 Arrangement	12
枱燈 Table Lamp	1	羅馬簾 Roman Blind	1
羅馬簾路軌 Roman Blind Track	1	掛牆層板 Wall Mount Shelves	2
開放式廚房 Open Kitchen			
餐巾 Napkin	1	玻璃瓶 Glass Bottle	3
食物擺設 Food Arrangement	2	調味樽 Cruet	4
盤 Tray	2	煮食用具 Cooking Equipment	3
茶杯 Cup	1	煮食鍋 Cooking Pot	1
茶碟 Dish	1	香薰 Diffuser	1
打蛋器 Whisk	1	花藝擺設 Floral Arrangement	1
浴室 Bathroom			
毛巾 Towel	1	香薰精油 Aromatherapy Oil	1
玻璃杯 Glass	1	浴巾 Bath Towel	2
玻璃托 Glass Rest	1	浴巾扣 Bath Towel Buckle	1
玻璃乳液瓶 Glass Soap Dispenser	1	乳液瓶 Soap Dispenser	3
玻璃盤 Glass Tray	1	香薰 Diffuser	1
露台 Barcony			
座地假盆栽 Artificial pot plant	1		

- (e) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (f) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (g) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (h) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (i) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (j) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (k) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)
- (l) (並無此編號之贈品、財務優惠或利益)
(No gift, or any financial advantage or benefit, of such numbering)

描述 Description	數量 Quantity	描述 Description	數量 Quantity
客廳 Living Room			
梳化 Sofa	1	玻璃杯 Glass	2
茶几 Coffee Table	1	玻璃瓶 Glass Bottle	1
角几 Side Table	1	盤 Tray	1
電視櫃 TV Cabinet	1	枱面飾品 Table Deco	7
地毯 Area Rug	1	書 Book	1
地燈 Floor Lamp	1	櫃面畫 Cabinet Painting	1
天花燈 Pendant Lamp	1	掛牆畫 Wall Painting	2
咕啞 Cushion	4	花藝擺設 Floral Arrangement	2
薄毯 Throw	1	香薰 Diffuser	1
飯廳 Dining Room			
餐桌 Dining Table	1	餐盤 Dinner Plate	4
餐椅 Dining Chair	4	餐盤飾品 Dinner Plate Déco	4
天花燈 Ceiling Lamp	1	餐桌墊 Table Mat	4
玻璃杯 Glass	8	花藝擺設 Floral Arrangement	1
餐叉 Table Fork	4	枱面飾品 Table Deco	2
湯匙 Table Spoon	4	掛牆畫 Wall Painting	1
餐盤 Entrée Plate	4	窗簾 Curtain	1
窗紗 Sheer	1	窗簾路軌 Curtain Track	1
窗紗路軌 Sheer Track	1		
主人睡房 Master Bedroom			
雙人床 Double Bed	1	盤 Tray	2
雙人床褥 Double Mattress	1	香薰 Diffuser	1
床單 Sheet	1	首飾盒 Jewelry Box	1
棉被 Comforter	1	衣櫃連化妝桌 Wardrobe with makeup table	1
枕頭 Pillow	2	凳子 Stool	1
咕啞 Cushion - Square	3	衣服 Cloths	6
書 Book	4	衣架 Hanger	6
薄毯 Throw	1	儲物箱 Storage Box	2
地毯 Area Rug	1	枱面飾品 Table Deco	10
掛牆畫 Wall Painting	1	相架 Photoframe	1
天花燈 Ceiling Lamp	1	座枱鏡 Mirror	1
床頭櫃 Bedside Table	2	花藝擺設 Floral Arrangement	3
玻璃杯 Glass	2	窗簾路軌 Curtain Track	1
窗簾 Curtain	1	手提包 Hand bag	2
玻璃瓶 Glass Bottle	1		1

(m) 啟德「置易買」限定優惠 Kai Tak "Easy Buy" Limited-Time Offer

如買方購買任何本價單所列之一房單位的住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供相等於所購住宅物業成交金額6%之『啟德「置易買」限定優惠（「該回贈」）』。賣方會將該回贈直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。如有任何爭議，賣方的決定須為最終及對買方具有約束力。該回贈之詳情以相關交易文件條款和條件為準。

If the Purchaser who purchase any 1-bedroom residential property listed in this price list, and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a "Kai Tak 'Easy Buy' Limited-Time Offer" provided by the Vendor in an amount equivalent to 6% of the Transaction Price of the residential property purchased (the "Rebate"). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. In case of dispute, Vendor's decision shall be final and binding on the Purchaser. Details of the Rebate shall be subject to the terms and conditions of the relevant transaction documents.

第1A座: 28樓、32樓、36樓、37樓及38樓H單位
Tower 1A: Unit H on 28/F, 32/F, 36/F, 37/F and 38/F

(n) （並無此編號之贈品、財務優惠或利益）
(No gift, or any financial advantage or benefit, of such numbering)

(o) （並無此編號之贈品、財務優惠或利益）
(No gift, or any financial advantage or benefit, of such numbering)

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

受以下條款及條件規限，凡購買第1B座35樓E單位之買方可免費獲贈下列傢俱和物件（統稱「該傢俱組合」）:-

Subject to the following terms and conditions, the Purchaser of Flat E on 35/F of Tower 1B will be provided with the furniture and objects as set out in the table below (collectively, "Furniture Package") free of charge.

- (1) 有關傢俱及物件將於完成該物業之買賣時（「成交」）以其成交時之現狀交予買方。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，及其是否在可運作狀態作出任何保證或陳述，或負責任何維修或保養。
The furniture and objects will be delivered to the purchaser upon completion of sale and purchase of the Unit in their "as-is" condition as at completion. 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.
- (2) 若買方未能遵守、履行或符合臨時合約或正式合約內任何條款或條件，或指明住宅物業之買賣根據買賣合約內任何條款或法律上被廢除、取消或撤銷，賣方均沒有責任將任何該傢俱組合交付或交予買方。
In the event that the purchaser shall fail to observe, perform or comply with any of the terms and conditions of the Preliminary Agreement or the Agreement or if the sale of the specified residential property be annulled, cancelled or rescinded pursuant to any provisions of the Agreement or at law, the Vendor shall not be obliged to deliver or hand over to the Purchaser the Furniture Package.
- (3) 本傢俱及物件送贈優惠受其他條款及條件約束。詳情請參閱相關交易文件。
This Furniture and Objects Offer is subject to other terms and conditions. Please refer to the relevant transaction documents for details.

描述 Description	數量 Quantity	描述 Description	數量 Quantity	描述 Description	數量 Quantity
Living & Dining Room 客廳及飯廳					
酒Wine	2	地毯 Carpet area rug	1	餐枱 Dining Table	1
玻璃杯Glass	2	沙發 Sofa	1	餐椅 Dining Chair	2
叉子 Fork	2	角几 Corner table	1	電視櫃 TV Cabinet	1
匙羹 Spoon	2	咖啡枱Coffee table	1	窗簾 Curtain	2
刀子 Knife	2	相框相架 Picture with frame	1	窗簾路軌 Curtain Track	1
碟子Plate	4	畫 Painting	1	茶匙 Tea Spoon	1
餐巾 Napkin	2	書 Book	1	杯子 Cup	1
擺設品Artifact	6	咕臣 Cushion	6	碟子 Saucer	1
人造花及花瓶 Artificial flower and vase	2				
Open Kitchen 開放式廚房					
木板 Wooden board	1	展示托盤 Display stand	1	油瓶 Oil bottle	2
酒 Wine	1	人造朝鮮蓀 Artificial artichoke	2	玻璃瓶 Glass bottle	4
水果盤 Fruit bowl	1	人造麵包 Artificial bread	1	鍋連鍋蓋 Pan with pan lid	1
Balcony 露台					
人造植物 Artificial pot plant	1				
Bedroom 睡房					
床褥 Mattress	1	相框相架 Picture with frame	2	窗簾 Curtain	1
床 Bed	1	書 Book	1	窗簾路軌 Curtain track	1
床上用品套裝 Bedding Set	1	衣服Clothes	3	擺設品 Artifact	1
咕臣 Pillow	1	衣架 Clothes rack	3	橄欖球 Rugby ball	1
枕頭 Pillow	1	褲子 Pants	2	獎盃 Trophy	1
時鐘 Clock	1	衣櫃 Wardrobe	1		
Master Bedroom 主人睡房					
床褥 Mattress	1	人造花及花瓶 Artificial flower and vase	1	箱子 Box	1
床 Bed	1	相框相架 Picture with frame	2	衣櫃Wardrobe	1
床上用品套裝 Bedding Set	1	書 Book	2	窗簾 Curtain	1
咕臣 Pillow	3	衣架Clothes	5	窗簾路軌Curtain track	1
枕頭Pillow	2	衣櫃 Clothes rack	5	擺設品 Artifact	1
Bathroom 浴室					
香氣 Fragrance	1	化妝棉罐Cotton pads bottle	1	擺設品 Artifact	4
托盤 Tray	1	視液瓶 Soap dispenser	2	人造花及花瓶 Artificial flower and vase	1

(q) 「特別優越獎賞回贈」優惠 "Special Premium Rewards Rebate" Benefit

(只適用於選擇第4(i)段中支付條款(G)或(H)之買家) (Only applicable to purchasers who select Terms of Payment (G) or (H) in paragraph 4(i))

如買方購買本價單中所列之住宅物業，並按照正式合約訂明的付款日期或之前付清住宅物業的成交金額餘款及完成交易，將可獲賣方提供相等於所購住宅物業成交金額2%之「特別優越獎賞回贈」優惠（「該回贈」）。賣方會將該回贈直接應用於支付部分成交金額餘款（或以其他賣方不時決定之方式支付該回贈予買方）。不論賣方最終決定以何種方式支付該回贈，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的成交金額全數。該回贈為買方個人專有，買方無權轉讓或轉移該回贈或其任何部分予任何第三方。如買方於成交前轉售所購住宅物業予第三方，賣方有權即時終止取消或撤回該回贈。如有任何爭議，賣方的決定須為最終及對買方具有約束力。

If the Purchaser who purchase a residential property listed in the price list, and fully settles the balance of the Transaction Price and completes the sale and purchase on or before the date(s) stipulated in the ASP, the Purchaser will be entitled to a "Special Premium Rewards Rebate" Benefit provided by the Vendor in an amount equivalent to 2% of the Transaction Price of the residential property purchased (the "Rebate"). The Rebate will be applied directly towards part payment of the balance of the Transaction Price (or pay the Rebate to the Purchaser in any other manner as the Vendor may decide from time to time). Irrespective of the manner of payment of the Rebate finally adopted by the Vendor, the Purchaser shall complete the sale and purchase of the residential property and settle the full Transaction Price of the residential property in accordance with the ASP. The Rebate is personal and exclusive to the Purchaser who shall have no right to assign or transfer the Rebate or any part thereof to any third party. If the Purchaser shall sub-sell the property purchased to any third party before completion, the Vendor shall have the right to forthwith cancel or revoke the Rebate. In case of dispute, Vendor's decision shall be final and binding on the Purchaser.

(r) 靈活置業按揭貸款 Flexible Purchase First Mortgage Loan

(只適用於選於第4(i)段中選擇支付條款(H)之買家) (Only applicable to purchasers who select Terms of Payment (H) in paragraph 4(i))

買方可向賣方指定的財務機構申請「靈活置業按揭貸款」（「第一按揭貸款」）（賣方指定的財務機構有權隨時停止提供第一按揭貸款而無須另行通知）。第一按揭貸款主要條款如下：

Purchaser can apply for "Flexible Purchase First Mortgage Loan" ("first mortgage loan") from Vendor's designated financing company (the Vendor's designated financing company may stop providing the first mortgage loan at any time without further notice). Key terms of the first mortgage loan are as follows:-

A. 最高第一按揭貸款金額為成交金額扣除所有提供予買方的折扣、現金回贈(如有)及其他優惠(如有)的價值後的70%。
The maximum amount of the first mortgage loan shall be 70% of the transaction price after deducting the value of all discount(s), cash rebate(s) (if any) and other benefit(s) (if any) made available to the Purchaser.

B. 第一按揭貸款及下列方式計算的利息，須按月分期償還：

The first mortgage loan together with the interest to be calculated in the following manner shall be repaid by monthly instalments: -

- 1 首 36個月，利息為香港銀行公會不時報價之1個月利息期港元香港銀行同業拆息(H)加8% (H + 8% p.a.)。H為浮動利率。最終按揭利率以賣方指定的財務機構最後審批及決定者為準。賣方及賣方指定的財務機構並無就此作出，亦不得被視為就此作出任何不論明示或隱含之陳述、承諾或保證。

The interest for the first 36 months shall be calculated at the Hong Kong Dollar Interbank Interest Settlement Rates quoted from time to time by The Hong Kong Association of Banks plus 8% per annum (H + 8% p.a.). H is subject to fluctuation. The final interest rate shall be subject to the final approval and determination by the Vendor's designated financing company. No representation, undertaking or warranty, whether express or implied, is given, or shall be deemed to have been given by the Vendor and the Vendor's designated financing company in respect thereof.

- 2 第37個月至第48個月，利息為1個月利息期港元香港銀行同業拆息(H)加9% (H + 9% p.a.)。H為浮動利率。
The interest within 37th to 48th months shall be calculated at the Hong Kong Dollar Interbank Interest Settlement Rates plus 9% per annum (H + 9% p.a.). H is subject to fluctuation.

- 3 其後利息為1個月利息期港元香港銀行同業拆息(H)加10% (H + 10% p.a.)。H為浮動利率。
And thereafter, the interest shall be calculated at the Hong Kong Dollar Interbank Interest Settlement Rates plus 10% per annum (H + 10% p.a.). H is subject to fluctuation.

- 4 買方只須以按月分期償還第一按揭貸款的利息，本金須於第一按揭貸款年期屆滿時或之前全數清還。
The Purchaser shall repay the interest of first mortgage loan by monthly instalments, and fully repay the principal before expiry of the maximum tenor of first mortgage loan.

- 5 買方如就第一按揭貸款作提前還款(全數或部份)：
If the Purchaser shall make any early prepayment (full or partial) of the first mortgage loan :-

a) 如在第一按揭貸款發放之日起計 36 個月內（「指定期間」）提前償還全數之第一按揭貸款，則賣方送出提前付清按揭貸款現金回贈予買方，現金回贈金額為貸款金額的1%
For any early prepayment in full of the outstanding amount of the first mortgage loan made within 36 months from the date of advance of the mortgage loan ("Specified Period"), the Vendor will provide an early settlement cash rebate to the Purchaser in the amount equivalent to 1% of the first mortgage loan amount.

b) 如在指定期間屆滿後作提前全數或部份還款，買方不獲現金回贈。
If any full or partial prepayment is made after expiry of the Specified Period, no cash rebate shall be provided by the Vendor.

C. 買方必須於付清成交金額餘額之日起計最少60日前以書面向賣方指定的財務機構申請第一按揭貸款。

The Purchaser shall make a written application to the Vendor's designated financing company for the first mortgage loan not less than 60 days before the date of settlement of the balance of the transaction price.

D. 如買方未能如期於簽署臨時買賣合約日期後120日內付清成交金額之餘款，賣方指定的財務機構有權拒絕或撤回買方的第一按揭貸款之申請。

If the Purchaser fails to settle the balance of the transaction price within 120 days after the date of signing of the PASP in full, the Vendor's designated financing company shall be entitled to refuse or revoke the Purchaser's application for the first mortgage loan.

E. 第一按揭貸款年期最長為 5 年。

The maximum tenor of first mortgage loan shall be 5 years.

F. 第一按揭貸款以指明住宅物業之第一衡平法按揭（如適用）及第一法定按揭作抵押。

The first mortgage loan shall be secured by a first equitable mortgage (if applicable) and first legal mortgage over the specified residential property.

G. 買方無須通過壓力測試，惟買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於提供信貸報告、收入證明及/或銀行紀錄。賣方指定的財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供賣方指定的財務機構所要求的資料及文件，否則貸款申請將不會獲處理。

The Purchaser is not required to pass the stress test, provided that the Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing credit report, income proof and/or banking record. The Vendor's designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor(s) (if any). The Purchaser and his/her guarantor(s) (if any) shall provide information and documents as requested by the Vendor's designated financing company, otherwise, the loan application will not be processed.

- H. 第一按揭貸款申請需由賣方指定的財務機構獨立審批。
The application for the first mortgage loan shall be processed by the Vendor's designated financing company independently.
- I. 所有第一按揭貸款之法律文件必須由賣方指定的財務機構的指定律師行辦理，買方須支付所有第一按揭貸款相關之律師費及代墊付費用。
All legal documents of the first mortgage loan shall be handled by the solicitors' firm designated by the Vendor's designated financing company and all legal costs and disbursements relating thereto shall be borne by the Purchaser.
- J. 第一按揭貸款批出與否及其條款，以賣方指定的財務機構的絕對最終決定為準，與賣方無關，且於任何情況下賣方均無需為此負責。不論貸款獲批與否，買方仍須按買賣合約完成交易及繳付成交金額全數。
The approval or disapproval of the first mortgage loan and terms thereof are subject to the absolute and final decision of the Vendor's designated financing company and are not related to the Vendor (who shall under no circumstances be responsible therefor). Irrespective of whether the loan is granted or not, the Purchaser shall complete the sale and purchase in accordance with the agreement of sale and purchase and pay the transaction price in full.
- K. 第一按揭貸款受賣方指定的財務機構所定的其他條款及細則約束。
The first mortgage loan is subject to other terms and conditions as determined by the Vendor's designated financing company.
- L. 買方須就申請第一按揭貸款繳交港幣\$5,000不可退還的申請手續費。
A non-refundable application fee of HK\$5,000 for the first mortgage loan shall be payable by the Purchaser.
- M. 第一按揭貸款只限個人買方申請。
Only individual Purchaser(s) are eligible to apply for the first mortgage loan.

(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處理買賣合約、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 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、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，一切有關按揭之費用其他實際支出均由買方負責。

All legal costs and charges in relation to other legal documents such as supplemental agreement, 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.

- (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

會德豐地產（香港）有限公司委任的次代理：
Sub-Agents appointed by Wheelock Properties (Hong Kong) Limited:

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
新高集團地產代理有限公司
Sun Go Group Property 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
高力國際太平洋有限公司
Colliers International Pacific Limited
泓圖資產管理香港公司
Continental Financial Mgmt HK CO.

晉誠地產代理有限公司
Earnest Property Agency Limited
迎富地產代理有限公司
Easywin Property Agency Limited
香港(國際)地產商會有限公司
Hong Kong (International) Realty Association Limited
香港地產代理商總會
Hong Kong Real Estate Agencies General Association
領域佳士得國際地產
Landscape Christie's International Real Estate

美林物業代理有限公司
L&Lam Property Agency Limited
康城物業有限公司
Lohas Property Ltd
太陽物業代理有限公司
Sunrise Property Agency Limited
友和地產有限公司
United Properties Limited
泓諾地產
Mega Wealth Property Agency

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.monacomarine.hk>
The address of the website designated by the Vendor for the Phase is: <https://www.monacomarine.hk>