

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	喇沙滙 La Maison De La Salle	期數(如有) Phase No. (if any)	不適用 Not Applicable
發展項目位置 Location of Development No.	九龍塘喇沙利道 25 號 25 La Salle Road, Kowloon Tong		
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)			2

印製日期 Date of Printing	價單編號 Number of Price List
16 December 2021	2

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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
18 January 2023	2A	√

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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) Salesable 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) 平方米(平方呎) Area of other specified items (not included in the Salesable Area) sq. metre (sq. ft.)									
單位 Unit	樓層 Floor				Air-conditioning plant room 空調機房	Bay window 窗台	Cock-loft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
A	G/F to R/F	1,107.439 (11,920)	393,000,000	354,873 (32,970)				17.865 (192)		35.837 (386)	192.295 (2,070)	11.624 (125)		144.273 (1,553)

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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) Salesable 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) 平方米(平方呎) Area of other specified items (not included in the Salesable Area) sq. metre (sq. ft.)									
單位 Unit	樓層 Floor				Air- conditioning plant room 空調機房	Bay window 窗台	Cock- loft 閣樓	Flat roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
B	G/F to R/F	1,084.982 (11,679)	373,800,000 (以拍賣方式出售) (Sale by Auction)	344,522 (32,006)				16.900 (182)		33.073 (356)	203.971 (2,196)	9.506 (102)		151.059 (1,626)

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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.

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(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錢，而「成交金額」指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣(如有) 按售價計算得出之價目，皆以四捨五入方式換算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 "Transaction Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant discount(s) (if any) on the price will be rounded to the nearest thousand to determine the Transaction Price.

A單位連同庭園A及A1、A2車位
Unit A with Yard A and Carparks A1 and A2

1. 買方須於簽署臨時買賣合約時繳付相等於成交金額的 5%之金額作為臨時訂金。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。
A preliminary deposit equivalent to 5% of the Transaction Price shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed by the Purchaser within 5 working days after the date of signing of the Preliminary Agreement for Sale and Purchase.
2. 買方簽署臨時買賣合約的日期後 30 日內再付成交金額 5%作為加付訂金。
5% of the Transaction Price shall be paid by the Purchaser within 30 days after the date of signing of the Preliminary Agreement for Sale and Purchase.
3. 買方簽署臨時買賣合約的日期後 60 日內再付成交金額 10%作為加付訂金。
10% of the Transaction Price shall be paid by the Purchaser within 60 days after the date of signing of the Preliminary Agreement for Sale and Purchase.
4. 成交金額 80%即成交金額餘款於賣方向買方發出書面通知表示賣方有能力將發展項目中的指明住宅物業有效地轉讓予買方的日期後的 14 天內繳付。
80% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 14 days after the date of written notice from the Vendor to the Purchaser informing the Purchaser that the Vendor is in a position validly to assign the specified residential property in the development to the Purchaser.

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B單位連同庭園B及B1、B2車位

Unit B with Yard B and Carparks B1 and B2

1. 以拍賣方式出售 — 請參閱拍賣的細節和詳情。如有查詢，請聯絡拍賣行，忠誠拍賣行有限公司
(地址：香港德輔道中84-86號章記大廈3字樓A室) (電話：2581 9366)。

Sale by Auction – See details and particulars of the auction. For enquiry, please contact the auctioneer, C S Auctioneers Limited (Address: Unit A, 3rd Floor, Cheong K. Building, Nos.84-86 Des Voeux Road Central, Hong Kong) (Tel: 2581 9366)

- (ii) 售價獲得折扣的基礎。The basis on which any discount on the price is available.

售價不會獲得任何折扣。No discount on purchase price will be provided.

- (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.

傢俱、裝置及實產 Furniture, fittings and chattels

於價單上註有“#”之指明住宅物業將連同已安裝於其內的傢俱、裝置及其他實產（“實產”）一併出售。購買任何該指明住宅物業的買方可免費獲贈該指明住宅物業內現有之實產。賣方或其代表不會就實產作出任何保證，更不會保證其狀況、品質或效能。實產將於該指明住宅物業完成交易時以「現狀」（即實產在交易日當天的狀況）交予買方。

The residential properties marked with "#" in the price list are sold together with furniture, fittings and other chattels ("Chattels") now installed at or within those specified residential properties. Purchaser of any of those specified residential properties is entitled to have the Chattels at no extra consideration. No warranty or representation whatsoever is given by the vendor or any person on behalf of the vendor in any respect as regards the Chattels. In particular, no warranty or representation whatsoever is given as to the physical condition and state, quality or the fitness of any of the Chattels or as to whether any of the Chattels are or will be in working condition. The Chattels will be handed over to the purchaser on the completion of the sale and purchase of those residential units in an "as is" condition, meaning, the condition of the Chattels are or will be as at the date of completion.

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(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.

買賣雙方須各自負責有關買賣合約及其轉讓契兩項法律文件之律師費用。買方應承擔就臨時買賣合約、正式買賣合約以及隨後的轉讓契徵收的印花稅(若有)。Each of the Vendor and Purchaser shall pay his own solicitors' legal costs in respect of the agreement for sale and purchase and the assignment. The stamp duty, if any, payable on the Preliminary Agreement for Sale and Purchase, the Formal Agreement for Sale and Purchase and the subsequent Assignment shall be borne by the Purchaser.

(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、登記及完成大廈公契(『公契』)及發展項目通行權及地役權授予契據(『授予契據』)費用及附於公契及授予契據之圖則費用的適當分攤、所購住宅物業的業權契據及文件認證副本之費用、所購住宅物業的買賣合約及轉讓契之圖則費，所購住宅物業的按揭(如有)之律師費用及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有律師費用及其他實際支出，均由買方負責。

The Purchaser(s) shall 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 Deed of Grant of Rights of Way and Easements of the Development ("Deed of Grant") and the plans to be attached to the DMC and to the Deed of Grant, all costs for preparing certified copies of the title deeds and documents of the residential property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the residential property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

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- (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.

賣方委任的地產代理

Agent appointed by the Vendor

C S Auctioneers Limited

忠誠拍賣行有限公司

請注意: 任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

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.lasalleroad25.com**

The address of the website designated by the Vendor for the development is: **www.lasalleroad25.com**