



ONE 壹
WANCHAI 環

壹環 - 香港灣仔灣仔道 1 號 One WanChai - 1 Wanchai Road, Wanchai, Hong Kong
價目表 (Price List)

第一批出售的單位總數共 100 個。此價單為第一批可供出售的單位之第三張價單。
There are 100 units available for sale in the 1st Batch. This is the 3rd price list for units in the 1st Batch.

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) (平方呎) Saleable Area (Including Balcony & Utility Platform) (sq. ft.)	實用面積呎價 (元, 每平方呎) Unit Rate of Saleable Area (\$ per sq. ft.)	另		單位有蓋面積 (平方呎) Unit Covered Area (sq. ft.)	單位所分攤的 公用地方面積 (平方呎) Apportioned Share of Common Area (sq. ft.)	其他面積 (平方呎) Other Areas (sq. ft.)	冷氣機平台 (平方呎) Air-conditioning Platform (sq. ft.)	建築面積 (平方呎) Gross Floor Area (sq. ft.)	建築面積呎價 (元, 每平方呎) Unit Rate of Gross Floor Area (\$ per sq. ft.)	訂價 (元) List Price Price (\$)
				窗台 (平方呎) Bay Window (sq. ft.)	冷氣機房 (平方呎) Air-conditio ning Plant Room (sq. ft.)							
25/F	C	457 (露台 Balcony : 22, 工作平台 Utility Platform : 15)	\$23,910	14	-	471	143	-	7	614	\$17,796	\$10,927,000
26/F	C	457 (露台 Balcony : 22, 工作平台 Utility Platform : 15)	\$23,980	14	-	471	143	-	7	614	\$17,849	\$10,959,000
27/F	C	457 (露台 Balcony : 22, 工作平台 Utility Platform : 15)	\$24,050	14	-	471	143	-	7	614	\$17,901	\$10,991,000

住宅單位總數: 237 個

Number of Residential Unit: 237

本價目表內之樓價、付款辦法及提供之優惠如有更改或調整, 恕不另行通知。

All the prices, payment terms and promotion items (if any) would be adjusted from time to time without any prior notice.

「實用面積呎價」及「建築面積呎價」均四捨五入至整數。

All decimal places are rounded off for "Unit Rate of Saleable Area" and "Unit Rate of Gross Floor Area".

Sales Agent: Chinese Estates Holdings Limited



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備註:

Note :

- 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。

Saleable Area includes areas of Balcony and Utility Platform but does not include Other Areas or area of Air-conditioning Platform.

- 單位有蓋面積包括實用面積及窗台及冷氣機房面積。

Unit Covered Area includes Saleable Area and areas of Bay Window and Air-conditioning Plant Room.

- 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等（如有把面積計算在內）。

Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc. (if such area is included in the calculation of Apportioned Share of Common Area of the unit).

- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。

Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the unit.

- 發展項目不設 4、14、24、34、44 樓。住宅由 6 樓開始。17 樓為避火層，並無住宅單位。

There are no 4th, 14th, 24th, 34th and 44th floors in the Development. Residential floors start from 6/F. The 17th floor is a refuge floor containing no Flats.

- 單位樓面至樓面高度：（指該樓層之石屎地台面與上一層石屎地台面之高度距離）（6 至 41 樓：約 3.22 米、42 樓：約 3.72 米、43 樓：約 3.775 米及 45 樓：約 3.775 米）。

Floor-to-floor height: (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor) (6/F to 41/F: approx. 3.22m, 42/F: approx. 3.72m, 43/F: approx. 3.775m and 45/F: approx. 3.775m).

- 層樓較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。

The internal space of units on the upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.

- 部分住宅單位之天花高度將會因應結構或建築上的需要而有差異。

The internal ceiling height within some units may vary due to structural or architectural design requirements.

- 露台、工作平台及平台不能被封閉或封密。

Balconies, Utility Platforms and flat roofs must not be enclosed.

- 露台、工作平台、平台、冷氣機房內裝有公用喉管及／或其他機電設備。部分樓層之外牆、窗戶、玻璃幕牆範圍設有建築裝飾。有關位置請參閱建築圖則。

There may be communal pipes and/or M&E services within the Balconies, Utility Platforms, flat roofs and Air-conditioning Plant Rooms, and there may be architectural features on the external walls, windows and curtain walls of some of the floors. Please refer to the Building Plans for their locations.

- 住宅單位之分體式冷氣之室外機置於冷氣機平台、平台及／或冷氣機房。

Outdoor units of the split type air-conditioner for flats are installed on the Air-conditioning Platform, the flat roofs and/or in the Air-conditioning Plant Room.

- 圖中所有量度單位只供參考用途及以最終修訂為準。

All dimensions are for reference only and are subject to adjustments.

- 詳細之訂正圖則以政府有關部門最後批准之圖則為準。

All plans are subject to final approval by the relevant Government Authorities.

- 有關之建築圖則、分區計劃大綱圖、批地條款及已/待批之大廈公契或附屬公契（如有）各項文件之副本，均可向售樓處免費查閱。

Copies of the relevant Building Plans, Outline Zoning Plans, Land Grant Conditions and the approved/draft Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) are available for free inspection at sales office(s).

- 有關本發展項目之公共空間及公共設施之管理及維修責任（如有），請參閱發展商提供之售樓說明書內所載批地條款、公用契約（如有）及大廈公契或附屬公契（如有）之相關條款。

For details of the management and maintenance responsibilities of the public open space and the public facilities of the development (if any), please refer to the relevant Land Grant Conditions, Deed of Dedication (if any) and Deed of Mutual Covenant or Sub-Deed of Mutual Covenant (if any) stated in the sales brochure provided by the developer.

- 就鄰近社區設施及顯著地貌，請參閱售樓說明書「物業位置圖」及「分區計劃大綱圖」。準買家亦須親臨視察發展項目及其附近之環境及公共設施。

Please refer to the “Location Plan of the Development” and the “Relevant Outline Zoning Plans” sections in the Sales Brochure for information relating to the nearby communal facilities and prominent environment features. Prospective purchasers shall also visit and inspect the Development, its surrounding environment and public facilities nearby.

Date of Printing: 6/12/2011



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17. 在此建議各準買家親身到訪物業發展項目，以充分了解其地盤現場、周圍環境及地方及鄰近公共設施，以及清楚了解該物業發展項目的外觀及/或建築裝飾，特別是屬於或影響準買家欲購買的住宅單位的建築裝飾。

住宅單位的景觀有可能會受到周圍的建築物及住宅單位本身之位置所影響。

Prospective purchasers are also advised to conduct on-site visits to the Development for a better understanding of the Development site, its surrounding environment and areas, and the public facilities nearby as well as the physical appearances and/or architectural features of the Development, especially those of or affecting the residential units they intend to purchase.

Views of residential units are subject to and may be affected by the surrounding buildings and the location of the unit itself.

18. 一切內容以英文版本為準，中英文版本如有歧義，以英文版本為準。所有資料並依據正式買賣合約所訂為標準。

All contents shall be based on the English version and where discrepancy in the meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the Agreement for Sale and Purchase.

Sales Agent: Chinese Estates Holdings Limited

付款辦法 Payment Terms

於簽署臨時買賣合約(“臨時買賣合約”)時，買方須繳付樓價之 10% 作臨時訂金(“臨時訂金”)，其中不少於港幣\$500,000 須以銀行本票繳付，餘款將以銀行本票、地產代理公司支票或個人支票繳付。所有銀行本票及支票抬頭必須為「**Baker & McKenzie**」。

Upon signing the Preliminary Agreement for Sale and Purchase (“PASP”), the Purchaser has to pay 10% of the Purchase Price as preliminary deposit (the “Preliminary Deposit”), of which HK\$500,000 shall be paid by a Cashiers’ Order, and the remaining portion of the Preliminary Deposit can be paid by Cashiers’ Order, or a Real Estate Agent’s company cheque or a personal cheque. All Cheques/ Cashiers’ Orders have to be made payable to “**Baker & McKenzie**”.

A) 60 天即供付款計劃 (照訂價減 8% 或如臨時買賣合約於 2011 年 12 月 6 日至 12 月 31 日間 (包括該兩天) 簽署，先照訂價減 10% 後再照該折後訂價減 8%)

Cash Payment (8% discount from List Price, or if the PASP is signed during the period between 6 December and 31 December 2011 (inclusive of those 2 dates), firstly 10% discount from List Price, and secondly 8% discount from the discounted List Price as aforesaid)

- 樓價 10% 於簽署臨時買賣合約時繳付，並於 3 個工作天內簽署正式買賣合約(“正式買賣合約”)。
10% of Purchase Price payable upon signing the PASP, and the Purchaser shall execute the Formal Agreement for Sale and Purchase (“**Formal Agreement**”) within 3 working days after the date of the PASP.
- 樓價 90% 於簽署臨時買賣合約後 60 日內繳付。
90% of Purchase Price payable within 60 days after signing the PASP.

B) 建築期付款計劃 (照訂價或如臨時買賣合約於 2011 年 12 月 6 日至 12 月 31 日間 (包括該兩天) 簽署，照訂價減 10%)

Stage Payment (List Price, or if the PASP is signed during the period between 6 December and 31 December 2011 (inclusive of those 2 dates), 10% discount from List Price)

- 樓價 10% 於簽署臨時買賣合約時繳付，並於 3 個工作天內簽署正式買賣合約。
10% of Purchase Price payable upon signing the PASP, and the Purchaser shall execute the Formal Agreement within 3 working days after the date of the PASP.
- 樓價 90% 於賣方發出成交通知書予買方的日期起計 14 天內繳付。
90% of the Purchase Price shall be paid by the Purchaser within 14 days of issue of the notice of completion.

C) 288 天即供付款計劃 (照訂價減 3% 或如臨時買賣合約於 2011 年 12 月 6 日至 12 月 31 日間 (包括該兩天) 簽署，先照訂價減 10% 後再照該折後訂價減 3%)

288 Days Payment (3% discount from List Price, or if the PASP is signed during the period between 6 December and 31 December 2011 (inclusive of those 2 dates), firstly 10% discount from List Price, and secondly 3% discount from the discounted List Price as aforesaid)

- 樓價 10% 於簽署臨時買賣合約時繳付，並於 3 個工作天內簽署正式買賣合約。
10% of Purchase Price payable upon signing the PASP, and the Purchaser shall execute the Formal Agreement within 3 working days after the date of the PASP.
- 樓價 10% 於簽署臨時買賣合約後 60 日內繳付。
10% of Purchase Price payable within 60 days after signing the PASP.
- 樓價 80% 於簽署臨時買賣合約後 288 日內繳付。
80% of Purchase Price payable within 288 days after signing the PASP.

所有因擬備、完成、加蓋印花及註冊正式買賣合約及轉讓契所引起的律師費和雜費將由買方承擔。如果買方聘請其他律師而非由賣方代表律師代表處理正式買賣合約及轉讓契事宜，則買賣雙方須負擔及支付各自的有關律師費和其他雜費。

All legal costs and disbursements of and incidental to the preparation, completion, stamping and registration of the Formal Agreement and the subsequent Assignment shall be borne and paid by the Purchaser provided that if the Purchaser instructs a firm of solicitors of his choice other than the Vendor’s Solicitors to act for him in the Formal Agreement and the subsequent Assignment to the Purchaser, each of the Vendor and the Purchaser shall pay its own solicitors’ costs and disbursements of and incidental to the Formal Agreement and the subsequent Assignment.

若買方因任何原因未能按時簽署正式買賣合約，則賣方有權沒收臨時訂金。

If the Purchaser fails to sign the Formal Agreement for whatever reasons on or before the deadline as stipulated in the PASP, the Vendor shall be entitled to retain the Preliminary Deposit.

賣方保留更改上述付款辦法或付款計劃之權利，並無須作另行通知。如對上述辦法或計劃有任何爭議，以賣方的詮釋及正式合約的條款為準。

The Vendor reserves the right to vary the abovementioned payment method and payment terms without prior notice. The Vendor’s interpretation and the terms and conditions of the Formal Agreement shall prevail in case any dispute arises as to the payment method or payment terms.

備註：付款辦法及價格如有任何更改，恕不另行通知。

Note: The payment method and price may be varied without prior notice.

Sales Agent: Chinese Estates Holdings Limited



華人置業集團
CHINESE ESTATES GROUP



市區重建項目