

# 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	壹嘉 L'Wanchai	期數(如有) Phase No. (if any)	---
發展項目位置 Location of Development	灣仔道109號 109 Wan Chai 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)			100

印製日期 Date of Printing	價單編號 Number of Price List
17 May 2019	2

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「✓」 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
20 May 2019	2A	
14 January 2020	2B	
08 October 2021	2C	
12 October 2021	2D	
06 December 2023	2E	
22 November 2024	2F	✓
14 March 2025	2G	✓

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. meter (sq. ft.)	售價 (元) Price (S)	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
壹嘉 L'Wanchai	32	A	39.020 (420) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>17,053,000</del> 11,409,090 8,556,818	<del>437,032</del> 292,391 219,293 (40,602) (27,165) (20,373)	-	1.093 (12)	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	32	C	29.373 (316) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>12,842,000</del> 8,212,495 6,159,371	<del>437,204</del> 279,593 209,695 (40,639) (25,989) (19,492)	-	-	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	32	D	39.031 (420) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>17,053,000</del> 11,409,090 8,556,818	<del>436,909</del> 292,308 219,231 (40,602) (27,165) (20,373)	-	1.093 (12)	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	31	B	29.373 (316) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,526,000	426,446 (39,639)	-	-	-	-	-	-	-	-	-	

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. meter (sq. ft.)	售價 (元) Price (S)	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 (S 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
壹嘉 L'Wanchai	31	C	29.373 (316) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>12,526,000</del> 8,130,293 6,097,720	426,446 (39,639) 276,795 (25,729) 207,596 (19,297)	-	-	-	-	-	-	-	-	-
壹嘉 L'Wanchai	31	D	39.031 (420) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>16,632,000</del> 11,180,454 8,385,341	426,123 (39,600) 286,451 (26,620) 214,838 (19,965)	-	1.093 (12)	-	-	-	-	-	-	-
壹嘉 L'Wanchai	30	A	39.020 (420) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>16,316,000</del> 10,957,237 8,217,928	418,145 (38,848) 280,811 (26,089) 210,608 (19,566)	-	1.093 (12)	-	-	-	-	-	-	-
壹嘉 L'Wanchai	30	B	29.373 (316) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>12,316,000</del> 8,048,878 6,036,659	419,297 (38,975) 274,023 (25,471) 205,517 (19,103)	-	-	-	-	-	-	-	-	-
壹嘉 L'Wanchai	30	C	29.373 (316) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	12,316,000	419,297 (38,975)	-	-	-	-	-	-	-	-	-

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. meter (sq. ft.)	售價 (元) Price (S)	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
壹嘉 L'Wanchai	30	D	39.031 (420) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	16,316,000	418,027 (38,848)	-	1.093 (12)	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	29	A	39.020 (420) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	16,000,000	410,046 (38,095)	-	1.093 (12)	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	29	B	29.373 (316) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>11,895,000</del> 7,968,412 5,976,309	404,964 <del>(37,642)</del> 271,284 <del>(25,216)</del> 203,463 (18,912)	-	-	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	29	C	29.373 (316) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>11,895,000</del> 7,968,412 5,976,309	404,964 <del>(37,642)</del> 271,284 <del>(25,216)</del> 203,463 (18,912)	-	-	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	29	D	39.031 (420) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>16,000,000</del> 10,738,144 8,053,608	409,931 <del>(38,095)</del> 275,118 <del>(25,567)</del> 206,339 (19,175)	-	1.093 (12)	-	-	-	-	-	-	-	
壹嘉 L'Wanchai	28	A	39.020 (420) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	<del>16,000,000</del> 10,738,144 8,053,608	410,046 <del>(38,095)</del> 275,196 <del>(25,567)</del> 206,397 (19,175)	-	1.093 (12)	-	-	-	-	-	-	-	

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. meter (sq. ft.)	售價 (元) Price (S)	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 (S 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.)																
						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							
壹嘉 L'Wanchai	28	B		<del>11,895,000</del>	404,964																	
			29.373 (316)	7,968,412	(37,642)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,976,309	(25,216)																	
壹嘉 L'Wanchai	28	C		<del>11,895,000</del>	404,964																	
			29.373 (316)	7,968,412	(37,642)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	5,976,309	(25,216)																	

### 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)段內，「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適用折扣後之價錢)。因應適用支付條款及適用折扣按售價計算得出之價目，皆以進位到最接近的百位數作為成交金額。

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 price after applying the applicable terms of payment and applicable discount(s) on the Price. The price obtained after applying the applicable terms of payment and applicable discount(s) on the Price will be rounded up to the nearest hundred 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「Johnson Stokes & Master」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「Johnson Stokes & Master」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 "Johnson Stokes & Master" 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 "孖士打律師行" or "Johnson Stokes & Master".

**(A) 60天付款計劃 – 照售價減 3%**

**60-day Payment Plan – 3% discount on 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%之加付訂金於簽立正式買賣合約時支付。  
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%(即成交金額餘額)於簽立臨時買賣合約後60天內支付。  
90% of the Contract Price (balance of the Contract Price) shall be paid within 60 days after signing of the Preliminary Agreement for Sale and Purchase.

**(B) 90天付款計劃 – 照售價減 2%**

**90-day Payment Plan – 2% discount on 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%之加付訂金於簽立正式買賣合約時支付。  
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%(即成交金額餘額)於簽立臨時買賣合約後90天內支付。  
90% of the Contract Price (balance of the Contract Price) shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(ii) 售價獲得折扣基礎:

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

(a) 見4(i)。  
See 4(i).

(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) 見4(i)及4(ii)。  
See 4(i) and 4(ii).

(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:

(a) 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其購買的住宅物業的所有法律文件(包括買賣合約、按揭(如有)及轉讓契), 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住宅物業的事宜, 買賣雙方須各自負責有關正式買賣合約及轉讓契兩項法律文件之律師費用。

If the purchaser appoints the vendor's solicitors to act on the purchaser's behalf in respect of all legal documents (including Agreement for Sale and Purchase, Mortgage (if any) and Assignment) in relation to the purchase of the residential property, the vendor agrees to bear the legal costs of the 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 of the residential property, each of the vendor and purchaser shall pay his own solicitor's legal costs 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、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)及登記費用。

All stamp duty (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) and registration fees on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the 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 and 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
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 Groups Limited & Franchisees
云房網絡(香港)代理有限公司	Qfang Network (Hong Kong) Agency Limited
南門地產代理有限公司	South Gate Property Agency Ltd.
仲量聯行有限公司	Jones Lang Lasalle Limited
第一太平戴維斯住宅代理有限公司	Savills Realty Limited
萊坊(香港)有限公司	Knight Frank Hong Kong 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.L-wanchai.com](http://www.L-wanchai.com)

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