

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	ONE SOHO	期數(如有) Phase No. (if any)	--
發展項目位置 Location of the Development	山東街32B號 32B Shantung 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)			322

印製日期 Date of Printing	價單編號 Number of Price List
09/03/2024	8

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
28/03/2024	8A	-
11/04/2024	8B	✓
31/05/2024	8C	-
22/11/2024	8D	-
30/06/2026	8E	-

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
ONE SOHO	3	A6	27.727(298) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:1.500(16)	\$7,962,000	287,157 (26,718)	-	-	-	-	-	-	-	-	-	-
ONE SOHO	3	B1	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$7,564,000 \$7,640,000	285,531 (26,540) 288,400 (26,807)	-	-	-	-	-	-	-	-	-	-
ONE SOHO	26	B1	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,222,300	310,381 (28,850)	-	-	-	-	-	-	-	-	-	-
ONE SOHO	27	B1	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,222,300	310,381 (28,850)	-	-	-	-	-	-	-	-	-	-
ONE SOHO	28	B1	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,222,300	310,381 (28,850)	-	-	-	-	-	-	-	-	-	-
ONE SOHO	29	B1	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,754,000 \$8,973,000	330,452 (30,716) 338,719 (31,484)	-	-	-	-	-	-	-	-	-	-
ONE SOHO	3	B2	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$7,592,000 \$7,668,000	286,588 (26,639) 289,457 (26,905)	-	-	-	-	-	-	-	-	-	-
ONE SOHO	26	B2	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,274,600	312,355 (29,034)	-	-	-	-	-	-	-	-	-	-
ONE SOHO	27	B2	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,274,600	312,355 (29,034)	-	-	-	-	-	-	-	-	-	-
ONE SOHO	28	B2	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,274,600	312,355 (29,034)	-	-	-	-	-	-	-	-	-	-

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
ONE SOHO	29	B2	26.491(285) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,677,000	327,545 (30,446)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
ONE SOHO	3	B3	26.678(287) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$7,655,000	286,941 (26,672)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
ONE SOHO	26	B3	26.678(287) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,339,900	312,613 (29,059)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
ONE SOHO	27	B3	26.678(287) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,339,900	312,613 (29,059)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
ONE SOHO	28	B3	26.678(287) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,339,900	312,613 (29,059)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
ONE SOHO	29	B3	26.678(287) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:-(-)	\$8,758,000 \$8,977,000	328,285 (30,516) 336,494 (31,279)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
ONE SOHO	3	B5	28.568(308) 露台 Balcony: 2.000(22) 工作平台 Utility Platform:1.500(16)	\$8,022,000 \$8,102,000	280,804 (26,045) 283,604 (26,305)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -

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) 註：於本第(4)段內，「售價」指本價單第二部份表中所列住宅物業的售價，而「成交金額」指臨時買賣合約及買賣合約(或經修訂的買賣合約)所訂明的住宅物業的實際售價(即售價經計算相關支付條款及適用折扣(如有)後之價目)。因應相關支付條款及適用折扣(如有)按售價計算得出之價目，皆向下捨入換算至百位數作為成交金額。

Note: In this paragraph (4), "Price" means the price of the residential property set out in the table in Part 2 of this price list, and "Transaction Price" means the actual purchase price of the residential property set out in the preliminary agreement for sale and purchase and agreement for sale and purchase (or the amended agreement for sale and purchase), i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) (if any) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts (if any) on the Price will be rounded down to the nearest hundred to determine the Transaction Price.

- (4)(i) 支付條款 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於成交金額的5%作為臨時訂金。其中港幣\$100,000 作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票及/或銀行本票支付，本票及支票抬頭請寫『高李葉律師行』。

Purchasers shall pay the preliminary deposit (which is equivalent to 5% of Transaction Price) upon signing of the preliminary agreement for sale and purchase, of which HK\$100,000.00 being part of the Preliminary Deposit must be paid by a cashier order and the balance of the preliminary deposit may be paid by cheque(s) and/or cashier order(s). The cashier order(s) and cheque(s) should be made payable to "KAO, LEE & YIP SOLICITORS".

(F2)尊貴ONE SOHO 120天付款計劃 Premium ONE SOHO 120-day Payment Plan (照售價減8.5%) (8.5% discount on the Price)

- (1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。

A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.

- (2) 成交金額95%即成交金額餘款於買方簽署臨時合約後120天內繳付。

95% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(F3)尊貴ONE SOHO 100天付款計劃 Premium ONE SOHO 100-day Payment Plan (照售價減12%) (12% discount on the Price)

- (1) 相等於成交金額5%之臨時訂金於買方簽署臨時買賣合約時繳付。
A preliminary deposit equivalent to 5% of Transaction Price shall be paid upon signing of the preliminary agreement for sale and purchase.
- (2) 成交金額95%即成交金額餘款於買方簽署臨時合約後100天內繳付。
95% of Transaction Price being balance of Transaction Price shall be paid within 100 days after signing of the preliminary agreement for sale and purchase.

(4)(ii) 售價獲得折扣的基礎 The basis on which any discount on the Price is available

- (a) 請參閱第(4)(i)段。
Please refer to paragraph (4)(i).
- (b) Sino Club會員售價折扣優惠 Price Discount Offer for Sino Club Member
買家如屬Sino Club會員，可獲額外1%售價折扣優惠。
An extra 1% discount on the Price would be offered to the Purchasers who are Sino Club members.
- (c) 「置業有禮」特別折扣 "Home Purchase" Special Discount:
買方可獲額外1%售價折扣優惠作為「置業有禮」特別折扣。
An extra 1% discount on the Price would be offered to the Purchasers as the "Home Purchase" Special Discount.
- (d) 「開心入住」優惠 "Happy Move in" Benefit:
買方可獲額外3.75%售價折扣優惠作為「開心入住」優惠。
An extra 3.75% discount on the Price would be offered to the Purchasers as the "Happy Move in" Benefit.
- (e) 「西九文化高鐵核心」優惠 "West Kowloon Cultural District" Benefit:
買方可獲額外3.25%售價折扣優惠作為西九文化高鐵核心優惠。
An extra 3.25% discount on the Price would be offered to the Purchasers as the "West Kowloon Cultural District" Benefit.
- (f) 「租金升級」特別優惠 "Rental Upgrade" Special Benefit:
買方可獲額外3%售價折扣優惠作為「租金升級」特別優惠。
An extra 3% discount on the Price would be offered to the Purchasers as "Rental Upgrade" Special Benefit.
- (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)

(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

無
Nil

(4)(iv) 誰人負責支付買賣該發展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之代表律師處理其買賣合約及轉讓契及按揭(如有)，買方原須支付買賣合約及轉讓契兩項法律文件之律師費用(不包括雜費，雜費須由買方支付)將獲豁免。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in the agreement for sale and purchase and the assignment in relation to the purchase and handling mortgage (if any), the legal cost (excluding disbursements, which shall be paid by the Purchaser) of the agreement for sale and purchase and the assignment to be borne by the Purchaser shall be waived.
- (2) 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發展項目中的住宅物業的事宜，買賣雙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 chooses to instruct his own solicitors to act for him in relation to the purchase of the residential property(ies) in the Development, 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.
- (3) 買方須承擔及支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。
All stamp duty, registration fee and other disbursements on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the Assignment (including without limitation any penalty, interest and surcharge, etc. for late payment of any stamp duty) will be borne and paid by the Purchaser.

(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.

草擬、登記及完成大廈公契及管理合約費用及附於公契之圖則之費用的適當分攤、業權文件認正副本之費用、住宅物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率(第1標準)而須作出的任何法定聲明的費用、住宅物業按揭(如有)及附加合約(如有)之法律費用及實際支出、其他有關所購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, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the Agreement for Sale and Purchase and the Assignment, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, all legal and other costs and disbursements in respect of any Mortgage (if any) and Supplemental Agreement (if any) in respect of the residential property, and all other legal cost and charges of any other documents relating to the sale and purchase of the residential property.

備註:
Notes:

- (1) 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。

According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.

- (2) 所有就購買該項目中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。

All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Development are offered to first hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

- (3) 發展商的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促使、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。

The Developer's designated financing company has not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.

- (4) 由發展商指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。

The maximum loan amount, interest rate and terms of any loan to be offered by the Developer's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority, banks and relevant regulatory authorities from time to time.

- (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:

賣方委任的代理：

Agent appointed by the Vendor:

信和地產代理有限公司

Sino Real Estate 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.onesoho.hk

The address of the website designated by the vendor for the Development is: www.onesoho.hk