

## 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 Eighty	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	筲箕灣道180號 No. 180 Shau Kei Wan 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)			57
印製日期 Date of Printing	價單編號 Number of Price List		
29 October 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「✓」標示 Please use " ✓ " to indicate changes to prices of residential properties
		價錢 Price
28 December 2019	2A	無 Nil
28 March 2020	2B	無 Nil
24 October 2020	2C	無 Nil
1 April 2021	2D	無 Nil
31 May 2021	2E	無 Nil
30 September 2021	2F	無 Nil
31 December 2021	2G	無 Nil
31 March 2022	2H	無 Nil
30 June 2022	2I	無 Nil
30 September 2022	2J	無 Nil
30 December 2022	2K	無 Nil
30 March 2023	2L	✓

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	
One Eighty	5	A	30.002 (323) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	12,026,000 10,822,500	400,807 (37,229) 360,726 (33,506)	-	-	-	12.214 (131)	-	-	-	-	-	-	
	5	B	30.086 (324) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	12,166,000 10,948,500	404,344 (37,546) 363,907 (33,792)	-	-	-	13.582 (146)	-	-	-	-	-	-	
	8	A	23.465 (253) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,077,000	301,598 (27,972)	-	-	-	-	-	-	-	-	-	-	-
	8	B	15.267 (164) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	4,650,000	304,579 (28,354)	-	-	-	-	-	-	-	-	-	-	-
	8	C	22.954 (247) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	6,633,000	288,969 (26,854)	-	-	-	-	-	-	-	-	-	-	-
	9	A	23.465 (253) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,179,000	305,945 (28,375)	-	-	-	-	-	-	-	-	-	-	-
	9	C	22.954 (247) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,009,000	305,350 (28,377)	-	-	-	-	-	-	-	-	-	-	-
	12	A	23.465 (253) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,484,000	318,943 (29,581)	-	-	-	-	-	-	-	-	-	-	-
	12	C	22.954 (247) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,306,000	318,289 (29,579)	-	-	-	-	-	-	-	-	-	-	-
	17	A	23.465 (253) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,535,000	321,117 (29,783)	-	-	-	-	-	-	-	-	-	-	-
	17	C	22.954 (247) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,460,000	324,998 (30,202)	-	-	-	-	-	-	-	-	-	-	-
	18	A	23.465 (253) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,840,000	334,115 (30,988)	-	-	-	-	-	-	-	-	-	-	-
	18	B	15.267 (164) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	5,188,000	339,818 (31,634)	-	-	-	-	-	-	-	-	-	-	-
	18	C	22.954 (247) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,644,000	333,014 (30,947)	-	-	-	-	-	-	-	-	-	-	-
	20	A	23.465 (253) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	8,048,000	342,979 (31,810)	-	-	-	-	-	-	-	-	-	-	-
	20	B	15.267 (164) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	5,317,000	348,268 (32,421)	-	-	-	-	-	-	-	-	-	-	-
	20	C	22.954 (247) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	7,860,000	342,424 (31,822)	-	-	-	-	-	-	-	-	-	-	-
23	B	30.858 (332) 露台Balcony :- ; 工作平台Utility Platform :- ; 陽台Verandah :-	10,710,000 10,174,500	347,074 (32,269) 329,720 (30,646)	-	-	-	-	-	-	-	-	-	-	-	

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 Eighty	25	A	30.789 (331) 露台Balcony : - ; 工作平台Utility Platform : - ; 陽台Verandah : -	40,875,000 10,331,250	353,244 (32,855) 335,550 (31,212)	-	-	-	-	-	-	-	-	-	
	25	B	30.858 (332) 露台Balcony : - ; 工作平台Utility Platform : - ; 陽台Verandah : -	40,908,000 10,362,600	353,490 (32,855) 335,816 (31,213)	-	-	-	-	-	-	-	-	-	
	26	A	30.789 (331) 露台Balcony : - ; 工作平台Utility Platform : - ; 陽台Verandah : -	44,073,000 10,519,350	359,644 (33,453) 341,659 (31,781)	-	-	-	-	-	-	-	-	-	
	27	A	30.789 (331) 露台Balcony : - ; 工作平台Utility Platform : - ; 陽台Verandah : -	44,274,000 10,707,450	366,072 (34,054) 347,769 (32,349)	-	-	-	-	-	-	-	-	-	
	27	B	30.858 (332) 露台Balcony : - ; 工作平台Utility Platform : - ; 陽台Verandah : -	44,305,000 10,739,750	366,356 (34,054) 348,038 (32,349)	-	-	-	-	-	-	-	-	-	
	28	A	30.789 (331) 露台Balcony : - ; 工作平台Utility Platform : - ; 陽台Verandah : -	44,469,000 10,895,550	372,603 (34,650) 353,878 (32,917)	-	-	-	-	-	-	-	-	-	
	28	B	30.858 (332) 露台Balcony : - ; 工作平台Utility Platform : - ; 陽台Verandah : -	44,503,000 10,927,850	372,772 (34,648) 354,133 (32,915)	-	-	-	-	-	-	-	-	-	
	29	A	30.789 (331) 露台Balcony : - ; 工作平台Utility Platform : - ; 陽台Verandah : -	46,222,000 14,599,800	526,876 (49,009) 474,189 (44,108)	-	-	-	29.889 (322)	-	-	-	-	-	
	29	B	30.858 (332) 露台Balcony : - ; 工作平台Utility Platform : - ; 陽台Verandah : -	45,244,000 13,689,900	492,995 (45,816) 443,642 (41,235)	-	-	-	22.017 (237)	-	-	-	-	-	

### 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：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約(或買賣合約或經修訂的買賣合約)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，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: "Price" means the price of the residential property set out in Part 2 of this price list, and "purchase price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(5) (i) 支付條款 Terms of Payment

於認購單位時先提供港幣\$100,000，並在簽署臨時買賣合約時補足樓價之5%作為臨時訂金。請備銀行本票抬頭：“胡關李羅律師行”。

A sum of HK\$100,000 is to be tendered on registering the purchase of a unit, and on signing of the Preliminary Agreement for Sale and Purchase a further payment is to be made to bring the total preliminary deposit up to 5% of the purchase price. Please prepare a cashier's order in favour of "Woo Kwan Lee & Lo".

(A) 120天現金付款計劃：依照售價

120 days Cash Payment Method : Equivalent to the price

1. 樓價 5%：於買方簽署臨時買賣合約時支付，並於簽署臨時買賣合約後五個工作天內到指定律師樓簽署正式買賣合約。

5% of purchase 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 at the designated solicitors' office within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

2. 樓價 5%：於買方簽署臨時買賣合約後30天內支付。

5% of purchase price : shall be paid by the Purchaser within 30 days after signing of the Preliminary Agreement for Sale and Purchase.

3. 樓價 90%：於買方簽署臨時買賣合約後120天內支付。

90% of purchase price : shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase.

100% of purchase price shall be paid by the purchaser within 15 days after signing of the Preliminary Agreement for Sale and Purchase.

(ii) 售價獲得折扣的基礎:

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

特別折扣優惠 - “Special Discount Benefit”

(a) 印花稅補貼優惠

Subsidy of Stamp Duty Benefit

購買本價單中所列之任何住宅物業之買方可獲售價15%折扣優惠作為印花稅補貼優惠，有關印花稅補貼優惠會於售價中扣除。

15% discount from the Price would be offered to the Purchaser who purchases any residential property in this price list as the Subsidy of Stamp Duty Benefit. The Subsidy of Stamp Duty Benefit will be deducted from the Price.

(b) 凡買方於 2023年6月30日 (包括當日) 或之前簽署臨時買賣合約，可獲賣方提供相等於售價經扣除印花稅補貼優惠後的3%之折扣優惠，並即時在售價上扣減。

Where the Preliminary Agreement for Sale and Purchase is signed on or before 30 June 2023, the Purchaser shall be entitled to a discount offered by the Vendor which is equivalent to 3% of the reduced price after the Subsidy of Stamp Duty Benefit. The discount will be deducted from the Price directly.

(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:

請參閱第(5)(ii)。

Please refer to Paragraph (5)(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. 如買方選擇由其他律師(即非賣方律師)於買賣該項目中的指明住宅物業代表買方，買賣雙方必須各自承擔其買賣合約及轉讓契的法律費用。

If the Purchaser chooses to instruct his own solicitors to act for him in respect of the purchase of the specified residential property 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 subsequent 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、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、利息及附加費用)。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, special stamp duty, buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchaser.

c. 若買方選擇由賣方律師於買賣該項目中的指明住宅物業代表買方，賣方將支付買方於買賣合約及轉讓契的法律費用(除地契/公契印證費、註冊費、圖則費及其他實際支出款項由買方負責支付外)。

一切有關按揭及其他之費用，均由買方負責。除上述情況外，各方需自行負責己方的律師費用及支出。

If the Purchaser instructs the Vendor's solicitors to act for him in respect of the purchase of the specified residential property in the Development, the Vendor will bear such solicitors' legal fees in respect of the agreement for sale and purchase and the subsequent assignment (excluding costs of certified copies of title deeds, the deed of mutual covenant, registration fees, plan fees and other disbursements, which shall be borne by the Purchaser). All expenses in relation to the mortgage or other matters will be borne by the Purchaser. Subject to the above, each party shall bear its own solicitors' fees and disbursements.

(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、登記及完成大廈公共契約及管理協議(「公契」)費用及附於公契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)及附加合約(如有)之法律及其他費用及代墊費用、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及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，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 Incorporating Management Agreement (the“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 purchased, all plan fees for plans to be annexed to 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) and supplemental agreement (if any) of the residential property purchased, the cost 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 and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

(6) 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:

無 NIL

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.

(7) 賣方就發展項目指定的互聯網網站的網址為：www.OneEighty.hk

The address of the website designated by the Vendor for the Development is: www.OneEighty.hk