


項目名稱 :	國際企業中心二期
Development :	International Enterprise Centre II
項目地址 :	荃灣柴灣角街73號
Address :	73 Chai Wan Kok Street, Tsuen Wan

		Price List						
Workshop		1	2	3	4	5	6	7
21/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	8,400	8,400	8,400	8,400	8,300	8,200	8,200
	Total Price (HK\$)	10,920,000	10,038,000	10,038,000	11,760,000	10,084,500	8,134,400	8,708,400
20/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	8,300	8,300	8,300	8,300	8,200	8,100	8,100
	Total Price (HK\$)	10,790,000	9,918,500	9,918,500	11,620,000	9,963,000	8,035,200	8,602,200
19/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	8,200	8,200	8,200	8,200	8,100	8,000	8,000
	Total Price (HK\$)	10,660,000	9,799,000	9,799,000	11,480,000	9,841,500	7,936,000	8,496,000
18/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	8,100	8,100	8,100	8,100	8,000	7,900	7,900
	Total Price (HK\$)	10,530,000	9,679,500	9,679,500	11,340,000	9,720,000	7,836,800	8,389,800
17/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	8,000	8,000	8,000	8,000	7,900	7,800	7,800
	Total Price (HK\$)	10,400,000	9,560,000	9,560,000	11,200,000	9,598,500	7,737,600	8,283,600
16/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	7,900	7,900	7,900	7,900	7,800	7,700	7,700
	Total Price (HK\$)	10,270,000	9,440,500	9,440,500	11,060,000	9,477,000	7,638,400	8,177,400
15/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	7,800	7,800	7,800	7,800	7,700	7,600	7,600
	Total Price (HK\$)	10,140,000	9,321,000	9,321,000	10,920,000	9,355,500	7,539,200	8,071,200
12/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	7,700	7,700	7,700	7,700	7,600	7,500	7,500
	Total Price (HK\$)	10,010,000	9,201,500	9,201,500	10,780,000	9,234,000	7,440,000	7,965,000
11/F	Saleable Area (sq. ft.)	780	717	717	840	729		637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215		1,062
	Unit Price (HK\$)	7,600	7,600	7,600	7,600	7,500		7,400
	Total Price (HK\$)	9,880,000	9,082,000	9,082,000	10,640,000	9,112,500		7,858,800
10/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	7,500	7,500	7,500	7,500	7,400	7,300	7,300
	Total Price (HK\$)	9,750,000	8,962,500	8,962,500	10,500,000	8,991,000	7,241,600	7,752,600
9/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	7,400	7,400	7,400	7,400	7,300	7,200	7,200
	Total Price (HK\$)	9,620,000	8,843,000	8,843,000	10,360,000	8,869,500	7,142,400	7,646,400
8/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	7,300	7,300	7,300	7,300	7,200	7,100	7,100
	Total Price (HK\$)	9,490,000	8,723,500	8,723,500	10,220,000	8,748,000	7,043,200	7,540,200
7/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	7,200	7,200	7,200	7,200	7,100	7,000	7,000
	Total Price (HK\$)	9,360,000	8,604,000	8,604,000	10,080,000	8,626,500	6,944,000	7,434,000
6/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	7,100	7,100	7,100	7,100	7,000	6,900	6,900
	Total Price (HK\$)	9,230,000	8,484,500	8,484,500	9,940,000	8,505,000	6,844,800	7,327,800
5/F	Saleable Area (sq. ft.)	780	717	717	840			637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400			1,062
	Unit Price (HK\$)	7,000	7,000	7,000	7,000			6,800
	Total Price (HK\$)	9,100,000	8,365,000	8,365,000	9,800,000			7,221,600
3/F	Saleable Area (sq. ft.)	780	717	717	840	729	595	637
	Gross Floor Area (sq. ft.)	1,300	1,195	1,195	1,400	1,215	992	1,062
	Unit Price (HK\$)	6,900	6,900	6,900	6,900	6,800	6,700	6,700
	Total Price (HK\$)	8,970,000	8,245,500	8,245,500	9,660,000	8,262,000	6,646,400	7,115,400

 Indication: Sold

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Terms 條款

付款辦法：

臨時訂金(樓價之5%)	須簽訂臨時買賣合約時繳付
加付訂金(樓價之5%)	於簽訂正式買賣合約時繳付 (即簽訂臨時買賣合約起計14天內)
樓價餘款(樓價之90%)	於簽訂臨時買賣合約起計60天內繳付

**** 樓款須以本票形式繳付，本票抬頭人為「的近律師行」。****

Payment Terms:

Preliminary Deposit (5% of purchase price)	Upon signing of Preliminary Agreement for Sale & Purchase
Further Deposit (5% of purchase price)	Upon signing of Formal Agreement for Sale & Purchase (within 60 days from date of Preliminary Agreement for Sale & Purchase)
Balance Payment (90% purchase price)	Within 60 days from date of Preliminary Agreement for Sale & Purchase

**** All payments should be in the form of Cashier Order made payable to "DEACONS". ****

* 買家於簽契交易前，如需更改付款辦法，必須得本公司事先同意，並須繳付手續費 HK\$7,500及自付有關額外費用(如補充合同、厘印費差額等)。

備註：

- 以私人名義(包括個人名義或聯名)訂購者，有關訂購人士需憑有效本人證件親臨辦理訂購手續。
(如香港居民身份證 / 有效護照 / 中華人民共和國身份證 及 中華人民共和國往來港澳通行証 或 中華人民共和國護照)
- 以有限公司名義訂購者，經辦人需為公司授權辦理訂購及簽署臨時買賣合約之人士，同時並需帶備公司印章及公函。
- 臨時訂金及其餘款項均逕交賣方指定律師行。
- 買方到指定律師行辦理購買物業手續所需之法律費用，歸由買方負責繳交。
- 買方倘逾期不到律師行繳付加付訂金及辦理簽約手續，賣方除有權將該樓宇轉賣外，並有權從買方已交之訂金中扣除。
- 由於大廈的建築結構牆高低樓次厚度不同，高層單位之內部面積一般較低層之同一款單位稍大，本公司已於售價中反映。
- 任何情況下，買家只能以轉售(sub-sale)方式出售單位，本公司不會協助買家以「轉名」方式出售單位。
- 賣方保留出售或不出售任何個別單位之權利，訂購人不得異議。
- 價格及付款辦法如有更改，恕不另行通告。

*註: 若買方選用發展商所聘用之律師行為共同代表律師，所有有關買賣合約及轉讓契之律師費用(除批地文件、公契



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Remarks 備註

1. 建築面積包括實用面積及單位所分攤的公用面積。
Gross Floor Area includes Saleable Area and the apportioned share of common area of the unit.
2. 單位所分攤的公用地方面積包括入口之電梯大堂、電梯槽、機電房等等 (如有把面積計算在內)。
Apportioned share of common area includes main entrance lift lobby, lift shafts, electrical meter rooms etc. (if such
3. 層數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
4. 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.
5. 有關之建築圖則、分區計劃大綱圖、批地條款及大廈公契或附屬公契 (如有) 的最新擬稿各項文件之副
Copies of the related building plans, Outline Zoning Plan, Land Grant Conditions and the latest draft Deed of Mutual
6. 準買家請參閱發展商所提供售樓書內有關發展項目之詳情。
Prospective purchasers please refer to the sales brochure provided by the developer for further details of the