

# 價目表

九龍油塘崇信街6號 地區：油塘

# Ocean One Price List

No.6 Shung Shun Street, Yau Tong, Kowloon District: Yau Tong

## 第一批可供出售單位的第三張價單 Third Price List of the First Batch of Units Offered for Sale

第1批可供出售的單位總數共100個。此價單所列之3個單位屬第1批可供出售的單位之第三張價單。There are 100 units available for sale in the first Batch. The 3 units listed below in the Third Price List are units available for the sale in the First Batch.

樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) (平方米) Saleable Area (including balcony and utility platform) (sq.m.)		訂價	「現金付款」 (訂價減4%)	另 Plus		單位有蓋面積 (平方米) Unit Covered Area (sq.m.)	單位所分攤的公用地方面積 (平方米) AppORTIONED Share of Common Area (sq.m.)	其他面積 Other Areas		冷氣機平台* (平方米) Air-conditioning platform* (sq.m.)	建築面積 (平方米) Gross Floor Area (sq.m.)	訂價	「現金付款」 (訂價減4%)	訂價(元) List Price (HK\$)	「現金付款」 (訂價減4%) Cash Payment (List Price Less 4%)	
		實用面積呎價 (元·每平方米)	實用面積呎價 (元·每平方米)	露台 (平方米) Bay Window	冷氣機房 (平方米) Air-conditioning plant room	平台 (平方米) Flat Roof	天台 (平方米) Roof			建築面積呎價 (元·每平方米)	建築面積呎價 (元·每平方米)							
		List Price	Cash Payment (List Price Less 4%)							List Price	Cash Payment (List Price Less 4%)							
		Unit Rate of Saleable Area (\$ per sq.m.)	Unit Rate of Saleable Area (\$ per sq.m.)							Unit Rate of Gross Floor Area	Unit Rate of Gross Floor Area							
30	C	554	(露台 balcony: 22) (工作平台 utility platform: 16)	\$14,520	\$13,939	40	0	594	149	0	0	0	743	\$ per sq.m.	\$10,826	\$10,393	\$8,044,000	\$7,722,000
30	D	531	(露台 balcony: 22) (工作平台 utility platform: 16)	\$14,512	\$13,932	18	0	549	143	0	0	0	692	\$ per sq.m.	\$11,136	\$10,691	\$7,706,000	\$7,398,000
30	E	550	(露台 balcony: 22) (工作平台 utility platform: 16)	\$13,964	\$13,405	39	0	589	148	0	0	0	737	\$ per sq.m.	\$10,421	\$10,004	\$7,680,000	\$7,372,800

本發展項目住宅單位總數：124

Total Number of Residential Units in the Development: 124

\*冷氣機平台為公用地方

\*A/C Platform is Common Area

此價目表之付款辦法，請參照修訂付款辦法 4。Revised Payment Terms 4 are applicable to this Price List.

附註 (Remarks):

準買者請參閱發展商所提供售樓書內有關上述資料之詳情。

Prospective purchasers please refer to the sales brochure provided by the developer for further details of the above information.

實用面積包括露台(如有)及工作平台(如有)，但不包括窗台(如有)及其他面積。若部份大廈外牆由玻璃幕牆組成，實用面積由玻璃幕牆的外圍部份起計算。  
Saleable Area includes areas of balcony (if any) and utility platform (if any), but excludes the areas of bay window (if any) and Others Areas. Where a curtain wall forms part of external face of the building, the Saleable Area is measured from the exterior of the curtain wall.

單位有蓋面積包括實用面積及窗台面積(如有)。

Unit Covered Area includes Saleable Area and the area of bay window (if any)

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 Unit Covered Area and Apportioned Share of Common Area of the Units.

單位所分攤的公用地方面積包括但不限於住宅之各樓層之電梯大堂、電梯槽、電梯機房、機電房、垃圾房、會所面積等(如把面積計算在內)。

Apportioned Share of Common Area includes but not limited to lift lobbies, lift shafts, lift machine room, electrical meter rooms, refuse storage chamber, clubhouse area etc (if such area is included in the calculation of Apportioned Share of Common Area of the Unit)

在買賣合約內上述之面積均以平方米列明。上述所列之面積則以1平方米 = 10.764平方呎換算並以四捨五入法調整至整數平方呎。住宅單位之面積根據買賣合約所訂定為準。  
The areas will be specified in square meters in the Formal Agreement for Sale and Purchase.

These areas as specified above have been converted to square feet based on a rate of 1 square meter = 10.764 square feet and rounded to the nearest whole square foot, which shall be subject to the terms of the Formal Agreement for Sale and Purchase.

本價目表/付款辦法/有關之優惠隨時作出調整。

All prices, payment terms and contents of this price list are for information only and are subject to change.

住宅樓層由7樓開始。本大廈不設13、14、24及34字樓。部份天台樓層為避火層。  
Residential floors start from 7/F. There are no 13/F, 14/F, 24/F and 34/F. Part of the Roof/F is the refuge floor.

高層單位之結構牆或柱較低層單位之結構牆稍薄，因而室內面積或會稍為增多。  
The internal areas of units on upper floors may be slightly larger than those of the same type on lower floors due to reduced thickness of structural walls or columns on upper floors.

單位樓面至樓面高度指該樓層之石屎地面與上一層石屎地面之高度距離。  
Floor-to-floor height refers 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.

部份住宅單位之天花高度將會因應結構或建築上之需要而有差異。  
The internal ceiling height within some units may vary due to structural or architectural design requirements.

露台(如有)、工作平台(如有)和平台(如有)不能被全部或部份封閉或封蓋。  
Balconies (if any) or utility platforms (if any) and flat roofs must not be enclosed in whole or in part.

露台(如有)或工作平台(如有)和平台(如有)內裝有公用喉管及/或機電設備。  
There are communal pipes or E&M services within the balconies (if any) or utility platform (if any) or flat roof (if any)

部份樓層外牆、窗戶及玻璃幕牆設有建築裝飾及燈光裝飾，而部份單位之窗戶設計略有不同。  
Architectural and lighting features are on the external walls, windows and curtain walls of some of the floors. The design of some windows may vary.

上述圖則僅供參考，並以政府相關部門最後批准之圖則為準。

All plans are for reference only and are subject to the final approval by the relevant Government Authorities.

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.

所有資料根據正式買賣合約之條款為準。  
All information shall be subject to the terms and conditions of the Formal Agreement for Sale and Purchase.

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 related building plans, Outline Zoning Plan, 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 the sales office.

有關本發展項目之公眾休憩用地/設施之管理/維修責任，請參閱發展商提供之售樓說明書內「參考資料」所載政府租契/公用契約/大廈公契之相關條款。  
For details of the management/maintenance responsibilities of the public open space/facilities of the development, please refer to the relevant terms of the Government Grant/Deed of Mutual Covenant stated in the "Information for Reference" section of the sales brochures provided by the Developer.

發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤及其周圍地區的公共設施及環境較佳的了解。  
The Developer also advises purchasers to conduct on site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

中英文版本如有歧義，以英文版本為準。

Where there is discrepancy in meaning between the English and Chinese versions, the English version shall prevail.