


項目名稱 :	國際企業中心三期	
Development :	International Enterprise Centre III	
項目地址 :	荃灣大涌道18號	
Address :	18 Tai Chung Road, Tsuen Wan	

Price List										
Office		1	2	3	4	5	6	7	8	9
11/F	Saleable Area (sq. ft.)	853	786	1,319	764	744	732	1,164	692	904
	Gross Floor Area (sq. ft.)	1,313	1,210	2,030	1,176	1,145	1,127	1,791	1,065	1,391
	Unit Price (HK\$)	11,400	11,400	11,600	11,200	11,300	11,200	11,400	11,300	11,300
	Total Price (HK\$)	14,968,200	13,794,000	23,548,000	13,171,200	12,938,500	12,622,400	20,417,400	12,034,500	15,718,300
10/F	Saleable Area (sq. ft.)	853	786	1,319	764	744	732	1,164	692	904
	Gross Floor Area (sq. ft.)	1,313	1,210	2,030	1,176	1,145	1,127	1,791	1,065	1,391
	Unit Price (HK\$)	11,300	11,300	11,500	11,100	11,200	11,100	11,300	11,200	11,200
	Total Price (HK\$)	14,836,900	13,673,000	23,345,000	13,053,600	12,824,000	12,509,700	20,238,300	11,928,000	15,579,200
9/F	Saleable Area (sq. ft.)	853	786	1,319	764	744	732	1,164	692	904
	Gross Floor Area (sq. ft.)	1,313	1,210	2,030	1,176	1,145	1,127	1,791	1,065	1,391
	Unit Price	11,200	11,200	11,400	11,000	11,100	11,000	11,200	11,100	11,100
	Total Price	14,705,600	13,552,000	23,142,000	12,936,000	12,709,500	12,397,000	20,059,200	11,821,500	15,440,100
8/F	Saleable Area (sq. ft.)	853	786	1,319	764	744	732	1,164	692	904
	Gross Floor Area (sq. ft.)	1,313	1,210	2,030	1,176	1,145	1,127	1,791	1,065	1,391
	Unit Price (HK\$)	11,100	11,100	11,300	10,900	11,000	10,900	11,100	11,000	11,000
	Total Price (HK\$)	14,574,300	13,431,000	22,939,000	12,818,400	12,595,000	12,284,300	19,880,100	11,715,000	15,301,000
7/F	Saleable Area (sq. ft.)	853	786	1,319	764	744	732	1,164	692	904
	Gross Floor Area (sq. ft.)	1,313	1,210	2,030	1,176	1,145	1,127	1,791	1,065	1,391
	Unit Price (HK\$)	11,000	11,000	11,200	10,800	10,900	10,800	11,000	10,900	10,900
	Total Price (HK\$)	14,443,000	13,310,000	22,736,000	12,700,800	12,480,500	12,171,600	19,701,000	11,608,500	15,161,900
6/F	Saleable Area (sq. ft.)	853	786	1,319	764	744	732	1,164	692	904
	Gross Floor Area (sq. ft.)	1,313	1,210	2,030	1,176	1,145	1,127	1,791	1,065	1,391
	Unit Price (HK\$)	10,900	10,900	11,100	10,700	10,800	10,700	10,900	10,800	10,800
	Total Price (HK\$)	14,311,700	13,189,000	22,533,000	12,583,200	12,366,000	12,058,900	19,521,900	11,502,000	15,022,800
5/F	Saleable Area (sq. ft.)	853	786	1,319	764	744	732	1,164	692	904
	Gross Floor Area (sq. ft.)	1,313	1,210	2,030	1,176	1,145	1,127	1,791	1,065	1,391
	Unit Price (HK\$)	10,800	10,800	11,000	10,600	10,700	10,600	10,800	10,700	10,700
	Total Price (HK\$)	14,180,400	13,068,000	22,330,000	12,465,600	12,251,500	11,946,200	19,342,800	11,395,500	14,883,700
3/F	Saleable Area (sq. ft.)	853	786	1,319	764	744	732	1,164	692	904
	Gross Floor Area (sq. ft.)	1,313	1,210	2,030	1,176	1,145	1,127	1,791	1,065	1,391
	Unit Price (HK\$)	10,700	10,700	10,900	10,500	10,600	10,500	10,700	10,600	10,600
	Total Price (HK\$)	14,049,100	12,947,000	22,127,000	12,348,000	12,137,000	11,833,500	19,163,700	11,289,000	14,744,600
2/F	Saleable Area (sq. ft.)	853	786	1,319	764	744				
	Gross Floor Area (sq. ft.)	1,313	1,210	2,030	1,176	1,145				
	Unit Price (HK\$)	10,600	10,600	10,800	10,400	10,500				
	Total Price (HK\$)	13,917,800	12,826,000	21,924,000	12,230,400	12,022,500				

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%)	於賣方發出成交通知起計 14 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 14 days from date of Preliminary Agreement for Sale & Purchase)
Balance Payment (90% purchase price)	Within 14 days after issue of completion notice by the Vendor

**** 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