

# 價單 Price List

## 第一部份：基本資料 Part 1 : Basic Information

發展項目名稱 Name of the Development	ARUNA	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	香港鴨脷洲平瀾街8號 8 Ping Lan Street, Ap Lei Chau, Hong Kong		
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)	105		

印製日期 Date of Printing	價單編號 Number of Price List
5 April 2026	4

## 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
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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
Aruna	21	A	29,461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,990,000	373,036 (34,669)	--	--	--	--	--	--	--	--	--	
Aruna	22	A	29,461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,160,000	378,806 (35,205)	--	--	--	--	--	--	--	--	--	
Aruna	23	A	29,461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,232,000	381,250 (35,432)	--	--	--	--	--	--	--	--	--	
Aruna	25	A	29,461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,307,000	383,796 (35,669)	--	--	--	--	--	--	--	--	--	
Aruna	25	B	27,127 (292) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,332,000	380,875 (35,384)	--	--	--	--	--	--	--	--	--	
Aruna	25	C	19,059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	7,405,000	388,530 (36,122)	--	--	--	--	--	--	--	--	--	
Aruna	25	D	25,277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,561,000	378,249 (35,151)	--	--	--	--	--	--	--	--	--	
Aruna	25	E	25,481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,562,000	375,260 (34,898)	--	--	--	--	--	--	--	--	--	
Aruna	26	A	29,461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,387,000	386,511 (35,921)	--	--	--	--	--	--	--	--	--	

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
Aruna	26	B	27.127 (292) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,405,000	383,566 (35,634)	--	--	--	--	--	--	--	--	--	
Aruna	26	C	19.059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	7,573,000	397,345 (36,941)	--	--	--	--	--	--	--	--	--	
Aruna	26	D	25.277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,636,000	381,216 (35,426)	--	--	--	--	--	--	--	--	--	
Aruna	26	E	25.481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,637,000	378,203 (35,172)	--	--	--	--	--	--	--	--	--	
Aruna	27	A	29.461 (317) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	11,481,000	389,702 (36,218)	--	--	--	--	--	--	--	--	--	
Aruna	27	B	27.127 (292) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	10,492,000	386,773 (35,932)	--	--	--	--	--	--	--	--	--	
Aruna	27	C	19.059 (205) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	7,744,000	406,317 (37,776)	--	--	--	--	--	--	--	--	--	
Aruna	27	D	25.277 (272) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,717,000	384,421 (35,724)	--	--	--	--	--	--	--	--	--	
Aruna	27	E	25.481 (274) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	9,718,000	381,382 (35,467)	--	--	--	--	--	--	--	--	--	

### 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：在本第(4)段中，『售價』指本價單第二部份中所列之住宅物業的售價，而『成交金額』指臨時買賣合約（「臨時合約」）中訂明的住宅物業的實際金額。因應不同支付條款及／或折扣按售價計算得出之價目，皆以進位到最接近的千位數作為成交金額。

Note: In this paragraph (4), “price” means the price of the residential property set out 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 (“PASP”). The amount obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded up to the nearest thousand to determine the transaction price.

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，請準備港幣\$50,000 銀行本票以支付部份臨時訂金，抬頭請寫：「高李葉律師行」。請另備支票以繳付臨時訂金之餘額。

The Purchaser shall pay the preliminary deposit equivalent to 5 % of the transaction price upon signing of the PASP. Please bring along a cashier’s order of HK\$50,000 made payable to “Kao, Lee & Yip

Solicitors” for payment of part of the preliminary deposit. Please also prepare a cheque for payment of the balance of the preliminary deposit.

**(4)(i) 支付條款 Terms of Payment**

**(A) 120 天現金付款計劃 120-day Cash Payment Plan (照售價減 11%) (11% discount from the price)**

1. 買方須於簽署有關住宅物業的臨時合約時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署有關住宅物業的正式買賣合約(「正式合約」)。

The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the PASP in respect of the residential property. The formal agreement for sale & purchase in respect of the residential property ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.

2. 成交金額 95%即成交金額之餘款須於買方簽署臨時合約後 120 天內由買方繳付。

95% of the transaction price being balance of the transaction price shall be paid by the Purchaser within 120 days after signing of the PASP.

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

**(A) 見 4(i)。**

See 4(i).

**(B) 慢活港島南折扣 Island South Chill Living Discount**

買方購買本價單所列之住宅物業並就住宅物業簽訂臨時合約可獲額外 3%售價折扣優惠。

An extra 3% discount on the price would be offered to the purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

**(C) 高端人才及專業人士折扣 Top Talent and Professional Discount**

買方購買本價單所列之住宅物業並就住宅物業簽訂臨時合約可獲額外 8%售價折扣優惠。

An extra 8% discount on the price would be offered to the purchaser(s) who signs the PASP to purchase a residential property listed in this price list.

**(D) 按揭利息津貼折扣 Mortgage Interest Allowance Discount**

買方購買本價單下列附表指定住宅單位並就住宅物業簽訂臨時合約可獲指定售價折扣優惠。

A designated discount on the price would be offered to the purchaser(s) who signs the PASP to purchase a residential property listed in the Schedule below in this price list.

附表 Schedule

樓層 Floor	單位 Flat	按揭利息津貼折扣	Mortgage Interest Allowance Discount
21	A	售價 13.75%	13.75% of the Price
22	A	售價 13.75%	13.75% of the Price
23	A	售價 11.625%	11.625% of the Price
25	A	售價 5%	5% of the Price
26	A	售價 4.25%	4.25% of the Price
27	A	售價 3.25%	3.25% of the Price
25	B	售價 3.15%	3.15% of the Price

26	B	售價 2.15%	2.15% of the Price
27	B	售價 1.4%	1.4% of the Price
25	C	售價 4.65%	4.65% of the Price
26	C	售價 4.65%	4.65% of the Price
27	C	售價 4.65%	4.65% of the Price
25	D	售價 3.25%	3.25% of the Price
26	D	售價 2.5%	2.5% of the Price
27	D	售價 1.5%	1.5% of the Price
25	E	售價 3.5%	3.5% of the Price
26	E	售價 2.5%	2.5% of the Price
27	E	售價 1.75%	1.75% of the Price

(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

(A) 智能家居裝置優惠 Home Automation Devices Benefit

如買方購買本價單所列之住宅物業並就住宅物業簽訂臨時合約，並按照臨時合約規定簽署正式合約及全數付清成交金額，下述附表內所列的智能家居裝置（統稱“贈品”）將會於住宅物業內提供及將按正式合約完成住宅物業之買賣時（“成交”）由賣方交予買方。贈品受其他條款及條件約束。

If the Purchaser signs the PASP to purchase a residential property listed in this price list, and signs the ASP in accordance with the PASP and fully settles the transaction price, the Home Automation Devices (collectively “Gift”) as per the table below hereto will be provided in the residential property and will be handed over by the Vendor to the Purchaser(s) upon completion of the sale and purchase of the residential property under the ASP (“Completion”). The provision of Gift is subject to other terms and conditions.

附表 Schedule

Description 描述	Quantity 數量	Flat 單位
Magic Dot 紅外線遙控器	1	Applicable to Flat C only 只適用於 C 單位
Magic Dot 紅外線遙控器	2	Applicable to Flats A, B, D and E only 只適用於 A、B、D 及 E 單位
Temperature and Humidity Sensor 溫度及濕度傳感器	1	Applicable to all residential units 適用於所有住宅單位
Google Nest Mini 智能音響	1	Applicable to all residential units 適用於所有住宅單位
Wi-Fi 6 Dual-band Mesh System Mesh Wi-Fi 6 無線路由器	1	Applicable to all residential units 適用於所有住宅單位

(B) 嵌入式儲物櫃優惠 Built-in Cabinet Benefit

賣方將於成交時以現狀（指該傢俱以成交當天之狀況）於下表所列之住宅物業內提供嵌入式儲物櫃（「該傢俱」）。該傢俱將免費送贈予買方。買方不須就該傢俱支付任何代價。賣方或任何賣方之代表不會就該傢俱或其任何部分或其質量或是否適合任何用途作出任何保證、維護或陳述，更不會作出任何保證、維護或陳述有關該傢俱或其任何部分之狀況、狀態、品質、材料、成分或適用性或該傢俱或其任何部分是否有良好的效能。本優惠受其他條款及條件約束。

The Vendor will provide the Purchaser of each of the following residential properties set out in the Table below a built-in cabinet (the "Furniture") in the residential property upon Completion in an "as-is" condition, meaning, the condition that the Furniture is or will be in as at the date of Completion. The Furniture will be provided to the Purchaser(s) free of charge. No consideration will be payable by the Purchaser(s) for the Furniture. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect as regards to the Furniture or any part thereof or as regards to the quality or fitness for any purpose of the same. In particular, no warranty, maintenance or representation whatsoever is given as to condition, state, quality, material, composition or the fitness of the Furniture or any part thereof or as to whether the Furniture or any part thereof is or will be in working condition. This offer is subject to other terms and conditions.

附表 Schedule

Description 描述	Quantity 數量	Flat 單位
Built-in Cabinet 嵌入式儲物櫃	1	Applicable to Flats A, B, C, D and E only 只適用於 A、B、C、D 及 E 單位

**(4)(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) 如買方選用賣方指定之代表律師同時處理有關購買的所有法律文件，賣方同意為買方支付正式合約及轉讓契兩項法律文件之律師費用（只限於買方親自完成轉讓契，但並不適用於買方之提名人或轉購人）。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，買賣雙方須各自負責有關正式合約及轉讓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor's solicitors to act on his/ her behalf in respect of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the ASP and the assignment (but only if the assignment is in favour of the Purchaser but not his/ her nominee or sub-purchaser). If the Purchaser chooses to instruct his/ her own solicitors to act for him/ her in relation to the purchase, each of the Vendor and Purchaser shall pay his/ her own solicitors' legal fees in respect of the ASP and the assignment.

(B) 有關臨時合約、正式合約、其後的提名及其他可予徵收印花稅的買賣協議(如有)、轉讓契及任何對應本(包括但不限於根據香港法例第 117 章《印花稅條例》)可予徵收的從價印花稅及附加印花稅)及逾期加蓋印花的罰款，一概由買方單獨承擔及繳付。

All stamp duty (including without limitation the ad valorem stamp duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) on the PASP, the ASP, any subsequent nomination and other chargeable agreement for sale (if any), the subsequent Assignment and any counterpart(s) thereof and any penalty for late stamping thereof shall be solely 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**

製作、登記及完成公契及管理協議、副公契(如有)及分副公契(如有)(統稱「公契」)之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、所購住宅物業的正式合約及轉讓契之圖則費、所購住宅物業的按揭(如有)之法律及其他費用及雜費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 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 and the Sub-Deed of Mutual Covenant (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans 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 the ASP and the assignment of the residential property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

- (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:**

中原地產代理有限公司 Centaline Property Agency Limited

世紀 21 集團有限公司及旗下特許經營商 Century 21 Group Limited and Franchisees

萬邦地產 Good Profit Property Agency

香港(國際)地產商會有限公司及其特許會員 Hong Kong (International) Realty Association Limited and Chartered Members

香港置業(地產代理)有限公司 Hong Kong Property Services (Agency) Limited

香港地產代理商總會有限公司及其特許會員 Hong Kong Real Estate Agencies General Association Limited and Chartered Members

富臨行物業代理有限公司 L&C Property Agency Limited

美聯物業代理有限公司 Midland Realty (International) Limited

利嘉閣地產有限公司 Ricacorp Properties Limited

基置地產有限公司 WIT Property 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.aruna.com.hk](http://www.aruna.com.hk)

**The address of the website designated by the Vendor for the development is:** [www.aruna.com.hk](http://www.aruna.com.hk)