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**	菁雋 T Plus	**期數 (如有)** **Phase No. (if any)**	--
發展項目位置 **Location of Development**	青棉徑2號 2 Tsing Min Path		
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)**			356

印製日期 **Date of Printing**	**價單編號** **Number of Price List**
06-07-2020	5

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
10-12-2021	5A	√

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)	售價 (元)	實用面積 每平方米/呎售價 元，每平方米 (元，每平方/呎)	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.)									
樓層 Floor	單位 Unit	Saleable Area (including Balcony, Utility Platform and Verandah, if any) sq. metre (sq. ft.)	Price ($)	Unit Rate of Saleable Area $ per sq. metre ($ per sq. ft.)	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
21	01	62.562 (673) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	~~16,331,000~~ 9,980,000	~~261,037~~ 159,522 ~~(24,266)~~ (14,829)	--	--	--	29.890 (322)	--	--	58.679 (632)	--	--	--
21	02	61.367 (661) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	~~14,412,000~~ 9,780,000	~~234,849~~ 159,369 ~~(21,803)~~ (14,796)	--	--	--	19.139 (206)	--	--	43.299 (466)	--	--	--
21	03	40.405 (435) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	9,758,000	241,505 (22,432)	--	--	--	16.352 (176)	--	--	23.155 (249)	--	--	--
21	05	27.473 (296) 露台 Balcony: - 工作平台 Utility Platform: -	7,024,000	255,669 (23,730)	--	--	--	14.096 (152)	--	--	21.156 (228)	--	--	--
21	06	73.734 (794) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	~~19,059,000~~ 9,980,000	~~258,483~~ 135,351 ~~(24,004)~~ (12,569)	--	--	--	32.489 (350)	--	--	67.094 (722)	--	--	--
21	07	39.170 (422) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	~~9,558,000~~ 6,980,000	~~244,013~~ 178,198 ~~(22,649)~~ (16,540)	--	--	--	3.619 (39)	--	--	13.431 (145)	--	--	--
21	08	23.854 (257) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	6,099,000	255,680 (23,732)	--	--	--	4.792 (52)	--	--	19.584 (211)	--	--	--

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：於本第4節內，「售價」指本價單第二部份表中所列之價錢，而「成交金額」指臨時買賣合約及買賣合約所載之價錢(即售價經計算適用支付條款及折扣後之價錢)，因應不同支付條款及/或折扣按售價計算得出之價目，以四捨五入方式換算至千位數作為成交金額。
Note: In this section 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the preliminary agreement for sale and purchase and the agreement for sale and purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discounts on the Price. The price obtained after applying the relevant terms of payment and/or applicable discounts on the Price will be rounded to the nearest thousand to determine the Transaction Price.

(4)(i) 支付條款：
Terms of payment:

買方於簽署臨時買賣合約時須繳付相等於售價5%作為臨時訂金，其中港幣$100,000.00須以銀行本票繳付，餘款將以銀行本票或支票繳付。所有本票或支票必須以香港持牌銀行所發出，抬頭必須為賣方律師行“貝克·麥堅時律師事務所”。
Purchasers shall pay the Preliminary Deposit equivalent to 5% of purchase price upon signing of the preliminary agreement for sale and purchase, of which HK$100,000.00 shall be paid by a cashier order and the remaining portion of the Preliminary Deposit can be paid by cashier order or cheque. All cashier orders or cheques shall be issued by a licensed bank in Hong Kong, and shall be made payable to the vendor's solicitors “Baker & McKenzie”.

~~**(a) 90天付款計劃 (照售價減15%)**~~
~~**90-day Payment Plan (15% discount from the Price)**~~
~~1) 成交金額5%（臨時訂金）於買方簽署臨時買賣合約時繳付。~~
~~5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.~~
~~2) 成交金額 5%（加付訂金）於買方簽署臨時買賣合約後30天內繳付。~~
~~5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.~~
~~3) 成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後90天內繳付。~~
~~The balance of the Transaction Price (i.e., 90% of the Transaction Price) shall be paid within 90 days after signing of the preliminary agreement for sale and purchase.~~

(b) 60天付款計劃 (照售價)
60-day Payment Plan (The Price)
1) 成交金額5%（臨時訂金）於買方簽署臨時買賣合約時繳付。
5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase.
2) 成交金額 5%（加付訂金）於買方簽署臨時買賣合約後30天內繳付。
5% of the Transaction Price being Further Deposit shall be paid within 30 days after signing of the preliminary agreement for sale and purchase.
3) 成交金額餘額(即成交金額90%)於買方簽署臨時買賣合約後60天內繳付。
The balance of the Transaction Price (i.e., 90% of the Transaction Price) shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.

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

(a) 支付條款折扣
Terms of Payment Discount

請參閱(4)(i) (如有)。
Please refer to (4)(i) (if any).

~~(b) 粵港澳大灣區置業售價折扣~~
~~Guangdong-Hong Kong-Macao Greater Bay Area Purchase Price Discount~~

~~買方可獲粵港澳大灣區置業售價折扣，照售價減2%。~~
~~The Purchaser shall be entilted to a 2% discount from the Price for the Guangdong-Hong Kong-Macao Greater Bay Area Purchase Price Discount.~~

~~(c) 「從價印花稅」優惠~~
~~"Ad Valorem Stamp Duty" Benefit~~

~~買方可獲 3%售價折扣作為「從價印花稅」優惠（不論適用之印花稅稅率）~~
~~The Purchaser shall be entilted to a 3% discount from the Price as a subsidy of "Ad Valorem Stamp Duty" (regardless of the rate of the stamp duty applicable)~~

~~(d) 特別折扣優惠~~
~~Special Discount~~

~~買家可獲特別折扣優惠，照售價減2%。~~
~~The Purchaser shall be entilted to a 2% discount from the Price for the Special Discount.~~

(e) 員工置業優惠
Staff Purchase Benefit

如買方屬或包括任何指明公司之董事或全職員工並能提供令賣方滿意的有效證明文件以資證明，且並沒有委任任何地產代理就購買發展項目指明住宅物業代其行事及並非由任何地產代理轉介或介紹購買發展項目指明住宅物業，並獲佳源陞域發展有限公司董事局成員或其授權人士確認上述各項，該買方可獲售價之3%「員工置業優惠」折扣。如有任何爭議，以賣方之決定為準。「指明公司」指任何以下公司：佳源陞域發展有限公司、佳源國際控股有限公司、陞域(控股)有限公司、鄧氏酒店集團管理有限公司、拉斐特集團有限公司、拉斐特婚禮統籌有限公司、拉斐特婚禮協會有限公司、麗泰有限公司、誠鍵有限公司、永亞有限公司、東海(集團)管理有限公司、東海企業(香港)有限公司、國際豐順實業有限公司、匯濠亞洲有限公司、天澤有限公司、三明投資有限公司、百利發展香港有限公司、The Wave (HK) Corporation Limited, The Wave (Ginza) Company Limited, The Wave (Hing Yip Street) Corporation Limited,及East Ocean Seafood Restaurant (Realty) Limited。

If the Purchaser is or includes a director or full-time employee of any Specified Company and provides relevant valid supporting document(s) as proof to the satisfaction of the Vendor, and the Purchaser has not appointed any estate agent to act for the Purchaser and the Purchaser is not being referred or introduced for the purchase of specified residential property of the Development by any estate agent, and if the above have been verified by a member of the Board of Directors of Jiayuan StanGroup Development Company Limited or any person authorized by such a member, a "Staff Purchase Benefit" being 3% discount from the Price will be available to that Purchaser. In case of disputes, the decision of the Vendor shall be final. "Specified Company" means any of the following companies: Jiayuan StanGroup Development Company Limited, Jiayuan International Group Limited, Stan Group (Holding) Limited, SG Hotel Group Management Limited, Lafa Yette Wedding Limited, Lafayette Wedding Professional Limited, Lafa Yette Wedding Service Limited, Eternal Evergrow Limited, Honest Key Limited, Gain Approve Limited, East Ocean (Group) Management Limited, East Ocean Enterprises (Hong Kong) Limited, International Harvest Industrial Limited, Vantage Link Asia Limited, Sky Trinity Limited, Samemain Investments Limited, Bestly Development Hong Kong Limited, The Wave (HK) Corporation Limited, The Wave (Ginza) Company Limited, The Wave (Hing Yip Street) Corporation Limited & East Ocean Seafood Restaurant (Realty) Limited.

(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:

無。
Nil.

(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:

1. 如買方選用賣方之代表律師作為買方之代表律師處理其買賣合約及轉讓契以及按揭（如有）也由賣方律師擬備，賣方同意為買方支付買賣合約及轉讓契之律師費用(不包括雜費，雜費須由買方支付)。
If the Purchaser appoints the Vendor's solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment and the Mortgage (if any) is also prepared by the Vendor's Solicitors, the Vendor agrees to bear the Purchaser's legal cost of the agreement for sale and purchase and the assignment (excluding the disbursements which shall be paid by the Purchaser).

2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責其有關買賣合約及轉讓契之律師費用及雜費。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in relation to the agreement for sale and purchase and the assignment, each of the Vendor and Purchaser shall pay his/her own solicitors' legal fees and disbursements in respect of the agreement for sale and purchase and the assignment.

3. 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的有關罰款、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 but not limited to 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) will be borne 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及公契及管理協議分契(如有)(統稱「公契」)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、為申請豁免買家印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用、《物業管理服務條例》(香港法例第626章)下可予徵收的所有徵款、所購物業的按揭(如有)之法律及其他費用及開支及其他有關所購物業的買賣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 and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (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 property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty, all levies chargeable under Property Management Services Ordinance (Cap. 626), all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the 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:

i	**中原地**產代理有限公司	CENTALINE PROPERTY AGENCY LIMITED
ii	**美**聯物業代理有限公司	Midland Realty (International) Limited
iii	**利嘉閣地**產有限公司	Ricacorp Properties Limited
iv	**香港置業(代理)有限公司**	Hong Kong Property Services (Agency) Limited
v	**世紀** 21 **集團有限公司 及 旗下特許經營商**	Century 21 Group Limited and Franchisees
vi	**云房網絡(香港)代理有限公司**	QFang Network (Hong Kong) Agency Limited
vii	**祥益地**產代理有限公司	Many Wells Property Agent Limited
viii	**仲量聯行**	Jones Lang LaSalle Limited
ix	**香港地**產代理商總會有限公司	Hong Kong Real Estate Agencies General Association Limited
x	**香港(國際)地**產商會有限公司	Hong Kong (International) Realty Association Limited
xi	**金匯物業代理有限公司**	Gamway Real Estate Agency Ltd

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**： http://www.t-plus.hk

The address of the website designated by the vendor for the development is: http://www.t-plus.hk