

Price List 價單 **3 Tai Yau Street- Maxgrand Plaza** **萬迪廣場** **21st Aug 2017**

Unit 單位	Shop A				Shop B				Shop C				Shop D				Shop E				Shop F				Shop G			
Gross Area 建築面積(ft ²)	9,680				2,735				1,172				1,568				1,551				1,948				2,258			
Saleable Area 實用面積(ft ²)	6,583				1,860				797				1,066				1,055				1,325				1,536			
G/F	Unit Price 建築呎價(\$/ft ²)				27,410																							
	Total Price 售價(\$)				265,328,800																							
Unit 單位	Shop A	Shop B	Shop C	Shop D	Shop E1	Shop E2	Shop E3	Shop E5	Shop E6	Shop E7	Shop E8	Restaurant F				Shop G	Shop H	Shop J	Shop K	Shop L	Shop M	Shop N	Shop P					
Gross Area 建築面積(ft ²)	1,791	1,536	1,556	618	847	650	623	1,524	731	203	313	4,226				588	418	480	466	404	225	255	346					
Saleable Area 實用面積(ft ²)	996	1,014	1,066	405	555	426	408	1,044	479	114	175	2,612				329	234	269	261	226	126	142	196					
1/F	Unit Price 建築呎價(\$/ft ²)				16,830			31,250	31,250	28,250	27,040	19,230	18,630	26,440	30,050	21,030				25,240	26,440	25,240	25,240	25,240	30,050	31,250	26,440	
	Total Price 售價(\$)				30,142,530			19,312,500	26,468,750	18,362,500	16,845,920	29,306,520	13,618,530	5,367,320	9,405,650	88,872,780				14,841,120	11,051,920	12,115,200	11,761,840	10,196,960	6,761,250	7,968,750	9,148,240	
Unit 單位	Shop A	Shop B	Shop C	Shop D	Shop E	Shop F	Shop G	Shop H	Shop J	Shop K	Shop L																	
Gross Area 建築面積(ft ²)	2,313	1,405	1,197	1,713	2,439	2,344	1,211	979	1,180	2,076	1,995																	
Saleable Area 實用面積(ft ²)	1,573	956	814	1,165	1,659	1,594	824	666	803	1,412	1,357																	
Flat Roof 平台(ft ²)	58	70	70	70	140	178	-	-	-	-	-																	
8/F	Unit Price 建築呎價(\$/ft ²)				12,200	12,260	12,440	12,200	12,200	12,410				12,260				12,240				12,200						
	Flat Roof Price 平台售價(\$)				58,000	70,000	70,000	70,000	140,000																			
	Total Price 售價(\$)				28,276,600	17,295,300	14,960,680	20,968,600	29,895,800	15,028,510				14,466,800				25,410,240				24,339,000						
Unit 單位	Office A	Office B	Office C	Office D	Office E	Office F	Office G	Office H	Office J	Office K	Office L																	
Gross Area 建築面積(ft ²)	2,627	1,385	1,197	1,385	2,795	2,347	1,211	979	1,180	2,076	1,741																	
Saleable Area 實用面積(ft ²)	1,787	942	814	942	1,901	1,596	824	666	803	1,412	1,184																	
11/F	Unit Price 建築呎價(\$/ft ²)				11,840	11,960	11,840	11,760																				
	Total Price 售價(\$)				16,398,400	14,316,120	16,398,400	32,869,200																				
12/F	Unit Price 建築呎價(\$/ft ²)				11,820	11,940	11,940	11,850	11,850	11,940																		
	Total Price 售價(\$)				31,051,140	16,536,900	16,536,900	33,120,750	27,811,950	14,459,340																		
15/F	Unit Price 建築呎價(\$/ft ²)				11,910	12,030	12,150	12,030	11,950																			
	Total Price 售價(\$)				31,287,570	16,661,550	14,543,550	16,661,550	33,400,250																			
17/F	Unit Price 建築呎價(\$/ft ²)				12,240	12,360	12,480	12,360	12,270	12,360																		
	Total Price 售價(\$)				32,154,480	17,118,600	14,938,560	17,118,600	34,294,650	14,967,960																		
18/F	Unit Price 建築呎價(\$/ft ²)				12,340	12,460	12,580	12,460	12,380	12,380	12,460	12,580																
	Total Price 售價(\$)				32,417,180	17,257,100	15,058,260	17,257,100	34,602,100	29,055,860	15,089,060	12,315,820																
19/F	Unit Price 建築呎價(\$/ft ²)				12,850	13,090																						
	Total Price 售價(\$)				33,756,950	16,650,480																						
23/F	Unit Price 建築呎價(\$/ft ²)				13,520																							
	Total Price 售價(\$)				35,517,040																							
26/F	Unit Price 建築呎價(\$/ft ²)				14,120	15,700	14,950	14,160	14,400	14,240	14,950	15,700	14,160	14,120														
	Total Price 售價(\$)				37,093,240	22,152,700	19,016,400	41,205,600	33,796,800	17,244,640	14,636,050	18,526,000	29,396,160	24,582,920														
27/F	Unit Price 建築呎價(\$/ft ²)				13,880																							
	Total Price 售價(\$)				149,945,640																							
Show Flat Units																												
28/F	Unit Price 建築呎價(\$/ft ²)				14,120	15,700	14,950	14,160	14,400	14,240	14,950	15,700	14,160	14,120														
	Total Price 售價(\$)				37,093,240	22,152,700	19,016,400	41,205,600	33,796,800	17,244,640	14,636,050	18,526,000	29,396,160	24,582,920														
Unit 單位	Office A											Office B																
Gross Area 建築面積(ft ²)	10,803											8,349																
Saleable Area 實用面積(ft ²)	7,827											6,049																
29/F	Unit Price 建築呎價(\$/ft ²)											13,580																
	Total Price 售價(\$)											146,704,740																
30/F	Unit Price 建築呎價(\$/ft ²)											13,880																
	Total Price 售價(\$)											149,945,640																

Indication:	
SOLD 已售	Show Flat Units 示範單位
LEASED 已租	

Payment Terms 付款條款	
5%	Initial Deposit/Upon signing the PASP 簽署臨時買賣合約時須交付臨時訂金
5%	7 days after signing the PASP (Upon signing the Formal S&P) 簽署正式買賣合約-簽署臨時買賣合約後7天內加付訂金
10%	30 days after signing the Formal S&P 簽署正式買賣合約後30天內繳付
80%	60 days after signing the Formal S&P 簽署正式買賣合約後60天內繳付