

# Price List 價單 3 Tai Yau Street- Maxgrand Plaza 萬迪廣場

1st February 2018 (R2)

Unit 單位		Shop A				Shop B			Shop C			Shop D		Shop E		Shop F			Shop G		
Gross Area 建築面積(ft <sup>2</sup> )		9,680				2,735			1,172			1,568		1,551		1,948			2,258		
Saleable Area 實用面積(ft <sup>2</sup> )		6,583				1,860			797			1,066		1,055		1,325			1,536		
G/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )	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 <sup>2</sup> )		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 <sup>2</sup> )		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 <sup>2</sup> )	16,830			31,250	31,250	28,250	27,040	19,230	18,630		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		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 <sup>2</sup> )		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 <sup>2</sup> )		1,573	956	814	1,165	1,659	1,594	824	666	803	1,412	1,357									
Flat Roof 平台(ft <sup>2</sup> )		58	70	70	70	140	178	-	-	-	-	-									
8/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )	12,200	12,260	12,440	12,200	12,200				12,260	12,240	12,200									
	Total Price 售價(\$)	58,000	70,000	70,000	70,000	140,000				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 <sup>2</sup> )		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 <sup>2</sup> )		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 <sup>2</sup> )		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 <sup>2</sup> )	11,820	11,940		11,940	11,850	11,850	11,940				11,820									
	Total Price 售價(\$)	31,051,140	16,536,900		16,536,900	33,120,750	27,811,950	14,459,340				20,578,620									
15/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )	11,910	12,030	12,150	12,030	11,950				12,030		11,910									
	Total Price 售價(\$)	31,287,570	16,661,550	14,543,550	16,661,550	33,400,250				14,195,400		20,735,310									
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 <sup>2</sup> )		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 <sup>2</sup> )		1,787	942	814	942	1,901	1,596	824	666	803	1,412	1,184									
17/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )																				
	Total Price 售價(\$)																				
18/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )	12,490	12,610	12,730	12,610	12,520		12,610				12,490									
	Total Price 售價(\$)	32,811,230	17,464,850	15,237,810	17,464,850	34,993,400		15,270,710				21,745,090									
19/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )	12,340	12,460	12,580	12,460		12,380	12,460	12,580												
	Total Price 售價(\$)	32,417,180	17,257,100	15,058,260	17,257,100		29,055,860	15,089,060	12,315,820												
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 <sup>2</sup> )		2,627	1,411	1,272	1,398	2,910	2,347	1,211	979	1,180	2,076	1,741									
Saleable Area 實用面積(ft <sup>2</sup> )		1,787	960	865	951	1,979	1,596	824	666	803	1,412	1,184									
23/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )	12,850		13,090			13,010	12,970	14,300	12,970	12,890	12,850									
	Total Price 售價(\$)	33,756,950		16,650,480			30,534,470	15,706,670	13,999,700	15,304,600	26,759,640	22,371,850									
26/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )																				
	Total Price 售價(\$)																				
27/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )							13,520	13,640	13,520	13,440	13,400									
	Total Price 售價(\$)							16,372,720	13,353,560	15,953,600	27,901,440	23,329,400									
Show Flat Units																					
28/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )	15,500	15,700	14,950		14,160	15,800	14,240	14,950	15,700	14,160	14,120									
	Total Price 售價(\$)	40,718,500	22,152,700	19,016,400		41,205,600	37,082,600	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 <sup>2</sup> )		10,803						8,349													
Saleable Area 實用面積(ft <sup>2</sup> )		7,827						6,049													
29/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )	13,580						13,880													
	Total Price 售價(\$)	146,704,740						115,884,120													
30/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )	13,880																			
	Total Price 售價(\$)	149,945,640																			

Indication:	
SOLD 已售	Renovated Sample Layout 連裝修單位
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