

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

R1

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> )				28,780																			
	Total Price 售價(\$)				278,590,400																			
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> )				17,670			32,810	32,810	29,660	28,400	20,190	19,560		34,760	22,090	26,500	27,770	26,500	26,500	26,500	31,550	32,810	27,770
	Total Price 售價(\$)				31,646,970			20,276,580	27,790,070	19,279,000	17,693,200	30,769,560	14,298,360		10,879,880	93,352,340	15,582,000	11,607,860	12,720,000	12,349,000	10,706,000	7,098,750	8,366,550	9,608,420
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> )				12,960	13,020	13,210	13,500				13,020	13,000	12,960										
	Flat Roof Price 平台售價(\$)				58,000	70,000	70,000	210,000																
	Total Price 售價(\$)				30,034,480	18,363,100	15,882,370	56,262,000				15,363,600	26,988,000	25,855,200										
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													
9/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )				13,010	13,080		13,010			13,080	13,050	13,010											
	Total Price 售價(\$)				30,092,130	18,377,400		31,731,390			15,434,400	27,091,800	25,954,950											
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> )					12,750	12,880	12,750	12,660															
	Total Price 售價(\$)					17,658,750	15,417,360	17,658,750	35,384,700															
12/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )				12,720	12,840		12,840	12,750	12,750	12,840		12,720											
	Total Price 售價(\$)				33,415,440	17,783,400		17,783,400	35,636,250	29,924,250	15,549,240		22,145,520											
15/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )							12,930	12,850			12,930												
	Total Price 售價(\$)							17,908,050	35,915,750			15,257,400												
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> )				13,390	13,520	15,626	13,520				13,390												
	Total Price 售價(\$)				35,175,530	18,725,200	18,704,322	18,725,200				23,311,990												
19/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )				13,230	13,360		13,360		13,270	13,360													
	Total Price 售價(\$)				34,755,210	18,503,600		18,503,600		31,144,690	16,178,960													
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> )						13,970			14,570	15,220	13,850	13,760											
	Total Price 售價(\$)						17,769,840			51,840,060	14,900,380	16,343,000	28,565,760											
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> )									14,400		14,400	14,310	14,270										
	Total Price 售價(\$)									17,438,400		16,992,000	29,707,560	24,844,070										
Show Flat Units																								
28/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )				15,500	16,680	15,900		15,190	16,790	15,160	15,900	16,690	15,070	15,030									
	Total Price 售價(\$)				40,718,500	23,535,480	20,224,800		44,202,900	39,406,130	18,358,760	15,566,100	19,694,200	31,285,320	26,167,230									
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> )					14,460																		
	Total Price 售價(\$)					156,211,380																		
30/F	Unit Price 建築呎價(\$/ft <sup>2</sup> )					14,780																		
	Total Price 售價(\$)					159,668,340																		

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