

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	睿峰 THE VERTEX	期數 (如有) Phase No. (if any)	-
發展項目位置 Location of Development	東京街29號 29 Tonkin Street		
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)			414
印製日期 Date of Printing	價單編號 Number of Price List		
18/08/2020	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
31/10/2020	4A	
31/10/2020	4B	
30/03/2021	4C	
28/05/2021	4D	
22/06/2021	4E	
02/03/2022	4F	
18/03/2022	4G	
07/06/2022	4H	
02/01/2023	4I	
19/02/2023	4J	
23/03/2023	4K	
03/04/2023	4L	
20/06/2023	4M	✓
02/08/2023	4N	

Price List No. 4N

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
East Wing	16	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,383,000	259,065 (24,074)	--	--	--	--	--	--	--	--	--	--
East Wing	15	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,306,000	257,768 (23,953)	--	--	--	--	--	--	--	--	--	--
East Wing	12	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,230,000	256,488 (23,834)	--	--	--	--	--	--	--	--	--	--
East Wing	11	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,154,000	255,208 (23,715)	--	--	--	--	--	--	--	--	--	--
East Wing	10	A	59.379 (639) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	15,079,000	253,945 (23,598)	--	--	--	--	--	--	--	--	--	--
East Wing	16	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,417,000	279,794 (26,007)	--	--	--	--	--	--	--	--	--	--
East Wing	15	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,360,000	278,397 (25,877)	--	--	--	--	--	--	--	--	--	--
East Wing	12	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,304,000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	277,025 (25,749)	--	--	--	--	--	--	--	--	--	--
East Wing	11	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,247,000	275,628 (25,620)	--	--	--	--	--	--	--	--	--	--
East Wing	10	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,191,000	274,256 (25,492)	--	--	--	--	--	--	--	--	--	--
East Wing	9	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,158,000	273,447 (25,417)	--	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
East Wing	8	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,158,000	273,447 (25,417)	--	--	--	--	--	--	--	--	--	--
East Wing	7	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,091,000	271,805 (25,264)	--	--	--	--	--	--	--	--	--	--
East Wing	6	B	40.805 (439) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11058000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	270,996 (25,189)	--	--	--	--	--	--	--	--	--	--
East Wing	29	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,999,000	285,981 (26,583)	--	--	--	--	--	--	--	--	--	--
East Wing	28	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,999,000	285,981 (26,583)	--	--	--	--	--	--	--	--	--	--
East Wing	27	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,870,000	283,143 (26,319)	--	--	--	--	--	--	--	--	--	--
East Wing	26	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,806,000	281,735 (26,188)	--	--	--	--	--	--	--	--	--	--
East Wing	25	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,742,000	280,327 (26,057)	--	--	--	--	--	--	--	--	--	--
East Wing	23	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12679000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	278,944 (25,928)	--	--	--	--	--	--	--	--	--	--
East Wing	22	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12616000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	277,555 (25,800)	--	--	--	--	--	--	--	--	--	--
East Wing	21	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12553000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	276,169 (25,674)	--	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
East Wing	20	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,491,000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	274,805 (25,544) 不適用 - 以招標形式出售 Not Applicable - Sale by tender	--	--	--	--	--	--	--	--	--	--
East Wing	19	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,429,000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	273,441 (25,417) 不適用 - 以招標形式出售 Not Applicable - Sale by tender	--	--	--	--	--	--	--	--	--	--
East Wing	18	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,429,000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	273,441 (25,417) 不適用 - 以招標形式出售 Not Applicable - Sale by tender	--	--	--	--	--	--	--	--	--	--
East Wing	17	C	45.454 (489) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,306,000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	270,735 (25,166) 不適用 - 以招標形式出售 Not Applicable - Sale by tender	--	--	--	--	--	--	--	--	--	--
East Wing	16	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,590,000	292,745 (27,204)	--	--	--	--	--	--	--	--	--	--
East Wing	15	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,552,000	291,279 (27,068)	--	--	--	--	--	--	--	--	--	--
East Wing	12	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,515,000	289,852 (26,935)	--	--	--	--	--	--	--	--	--	--
East Wing	11	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,477,000	288,387 (26,799)	--	--	--	--	--	--	--	--	--	--
East Wing	10	C	25.927 (279) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	7,440,000	286,960 (26,667)	--	--	--	--	--	--	--	--	--	--
East Wing	16	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,309,000	303,128 (28,165)	--	--	--	--	--	--	--	--	--	--
East Wing	15	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,277,000	301,590 (28,022)	--	--	--	--	--	--	--	--	--	--

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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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
East Wing	12	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,246,000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	300,101 (27,884) 不適用 - 以招標形式出售 Not Applicable - Sale by tender	--	--	--	--	--	--	--	--	--	--
East Wing	11	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,215,000	298,611 (27,746)	--	--	--	--	--	--	--	--	--	--
East Wing	10	D	20.813 (224) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,184,000	297,122 (27,607)	--	--	--	--	--	--	--	--	--	--
West Wing	5	A	37.953 (409) 露台 Balcony: - (-) 工作平台 Utility platform: - (-)	10,893,000	287,013 (26,633)	--	--	--	13.837 (149)	--	--	--	--	--	--
West Wing	22	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,898,000 9,165,000	292,861 (27,211) 301,649 (28,028)	--	--	--	--	--	--	--	--	--	--
West Wing	21	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,853,000	291,380 (27,073)	--	--	--	--	--	--	--	--	--	--
West Wing	20	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,809,000	289,932 (26,939)	--	--	--	--	--	--	--	--	--	--
West Wing	19	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,765,000	288,484 (26,804)	--	--	--	--	--	--	--	--	--	--
West Wing	18	B	30.383 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,765,000	288,484 (26,804)	--	--	--	--	--	--	--	--	--	--
West Wing	28	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,918,000	312,424 (29,067)	--	--	--	--	--	--	--	--	--	--
West Wing	27	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,849,000	309,308 (28,777)	--	--	--	--	--	--	--	--	--	--

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 Cock-loft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stair- hood	前庭 Terrace	庭院 Yard
West Wing	26	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,815,000	307,772 (28,634)	--	--	--	--	--	--	--	--	--	
West Wing	25	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,782,000	306,282 (28,496)	--	--	--	--	--	--	--	--	--	
West Wing	23	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,748,000 不適用 - 以招標形式出售 Not Applicable - Sale by tender	304,746 (28,353)	--	--	--	--	--	--	--	--	--	

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 / Sections 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 / Sections 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，就有關指明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 / Sections 53(3)

如某人於某日期訂立臨時買賣合約，但沒有於該日期後的 5 個工作日內，就有關指明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照《一手住宅物業銷售條例》第 8 條及附表 2 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.

註：於本第 4 節內：「售價」指本價單第二部分表中所列之價錢，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/或折扣後之價錢）。該價錢皆以進位到最接近千位數作為成交金額。

Note: In this section 4: “Price” means the price set out in Part 2 of this price list, and “Transaction Price” means the purchase price set out in preliminary agreement for sale and purchase and agreement for sale and purchase, i.e. the purchase price after applying the applicable terms of payment and/or discounts on price, which will be rounded up to the nearest thousand to determine the Transaction Price.

- 4(i) **支付條款**

Terms of Payment

(一) 置 Relax 90 天付款辦法 - 照售價加 3%

1. 成交金額 5% 的臨時訂金於買方簽署臨時買賣合約時繳付，買方並須於簽署臨時買賣合約的日期後 5 個工作天內簽署買賣合約。
2. 成交金額的 95% 的成交金額餘款於簽署臨時買賣合約的日期後 90 天內由買方繳付。

(1) Super Relax 90 Days Payment Plan - plus 3% on the Price

1. 5% of the Transaction Price being the Preliminary Deposit shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase must be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 95% of the Transaction Price being the balance of the Transaction Price shall be paid by the Purchaser within 90 days after the date of signing of the preliminary agreement for sale and purchase.

4)(ii) **售價獲得折扣基礎**

The basic on which any discount on the price is available

- (a) 見 4(i)。
See 4(i).

4(iii) **可就購買發展項目中的指明住宅物業而連帶獲得的任可贈品、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) 見 4(i)及 4(ii)。
See 4(i) and 4(ii).

4 (iv) **誰人負責支付買賣發展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作為買方之代表律師同時處理買賣合約、按揭契及轉讓契等法律文件，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。如買方選擇另聘代表律師作為買方之代表律師處理其購置事宜，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。

If the Purchase appoints the Vendor's solicitors to act on his/her/its/their behalf in respect of all legal documentation in relation to the purchase (including the agreement for sale and purchase, the mortgage and the assignment, etc), the Vendor agrees to bear the Purchaser's legal costs of the agreement for sale and purchase and the assignment. If the Purchase chooses to instruct his own solicitors to act for him/her/it/them in relation to the purchase, each of the Vendor and the Purchaser shall pay his own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.

- (b) 買方需承擔及支付一概有關臨時買賣合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提明書或轉售的印花稅、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有關的罰款、利息及附加費用)及登記費用。

All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including without limitation 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) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne and paid by the Purchaser.

4 (v) **買方須為買賣發展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 the Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

擬備、登記及完成公契及管理協議(『公契』)之費用及附於公契之圖則費用的適當分攤、所購指明住宅物業的業權契據及文件核證副本之費用、所購指明住宅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需作出的任何法定聲明的費用(如適用)、按揭(如有)之法律及其他費用及代墊付費用以及所有有關所購指明住宅物業的買賣的任何其他文件的法律費用及收費，均由買方承擔及支付。

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 (the "DMC") and the plans attached to the DMC, all cost for preparing certified copies of title deeds and documents of the specified residential property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the specified residential property purchased, the cost of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates of ad valorem stamp duty (if applicable), all legal and other costs and disbursements in respect of any mortgage (if any) and all legal costs and charges of any other documents relating to the sale and purchase of the specified 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 (Hong Kong) 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

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

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

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

晉聯地產代理有限公司 Elite Union Property Limited

領高地產代理有限公司 Leading Property Limited

置業 28 地產代理有限公司 House 28 Property Agents Limited

請注意: 任何人可委任任何地產代理在購買發展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.thevertex.com.hk

The address of the website designated by the vendor for the Development is: www.thevertex.com.hk