

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
13/12/2019	2

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
14/12/2019	2A	
10/03/2019	2B	
06/07/2020	2C	
18/08/2020	2D	
31/10/2020	2E	
31/10/2020	2F	
30/03/2021	2G	
28/05/2021	2H	
22/06/2021	2I	
02/03/2022	2J	
18/03/2022	2K	
07/06/2022	2L	
01/02/2022	2M	
02/02/2023	2N	

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
West Wing	22	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,757,000	305,153 (28,391)	--	--	--	--	--	--	--	--	--	--
West Wing	21	D	22.143 (238) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: - (-)	6,723,000	303,617 (28,248)	--	--	--	--	--	--	--	--	--	--
West Wing	22	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,873,000	286,214 (26,562)	--	--	--	--	--	--	--	--	--	--
West Wing	21	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	<del>11,812,000</del> 不適用 - 以招標形式出售 Not Applicable - Sale by tender	<del>284,743</del> (26,425) 不適用 - 以招標形式出售 Not Applicable - Sale by tender	--	--	--	--	--	--	--	--	--	--
West Wing	20	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	<del>11,752,000</del> 不適用 - 以招標形式出售 Not Applicable - Sale by tender	<del>283,297</del> (26,291) 不適用 - 以招標形式出售 Not Applicable - Sale by tender	--	--	--	--	--	--	--	--	--	--
West Wing	19	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	<del>11,691,000</del> 不適用 - 以招標形式出售 Not Applicable - Sale by tender	<del>281,826</del> (26,154) 不適用 - 以招標形式出售 Not Applicable - Sale by tender	--	--	--	--	--	--	--	--	--	--
West Wing	18	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,691,000	281,826 (26,154)	--	--	--	--	--	--	--	--	--	--
West Wing	17	E	41.483 (447) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,572,000	278,958 (25,888)	--	--	--	--	--	--	--	--	--	--
West Wing	22	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,740,000	290,307 (26,989)	--	--	--	--	--	--	--	--	--	--
West Wing	21	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,680,000	288,823 (26,851)	--	--	--	--	--	--	--	--	--	--
West Wing	20	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,620,000	287,339 (26,713)	--	--	--	--	--	--	--	--	--	--
West Wing	19	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,561,000	285,880 (26,577)	--	--	--	--	--	--	--	--	--	--

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	18	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,561,000	285,880 (26,577)	--	--	--	--	--	--	--	--	--	
West Wing	17	F	40.440 (435) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	12,068,000	298,417 (27,743)	--	--	--	10.736 (116)	--	--	--	--	--	
West Wing	21	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,560,000	288,740 (26,821)	--	--	--	--	--	--	--	--	--	
West Wing	20	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,501,000	287,266 (26,684)	--	--	--	--	--	--	--	--	--	
West Wing	19	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,442,000	285,793 (26,548)	--	--	--	--	--	--	--	--	--	
West Wing	18	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,442,000	285,793 (26,548)	--	--	--	--	--	--	--	--	--	
West Wing	17	G	40.036 (431) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,325,000	282,870 (26,276)	--	--	--	--	--	--	--	--	--	
West Wing	16	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,486,000	281,226 (26,111)	--	--	--	--	--	--	--	--	--	
West Wing	15	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,442,000	279,768 (25,975)	--	--	--	--	--	--	--	--	--	
West Wing	12	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,398,000	278,310 (25,840)	--	--	--	--	--	--	--	--	--	
West Wing	11	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,355,000	276,885 (25,708)	--	--	--	--	--	--	--	--	--	
West Wing	10	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,312,000	275,460 (25,575)	--	--	--	--	--	--	--	--	--	

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	9	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,286,000	274,598 (25,495)	--	--	--	--	--	--	--	--	--	
West Wing	8	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,286,000	274,598 (25,495)	--	--	--	--	--	--	--	--	--	
West Wing	7	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,234,000	272,875 (25,335)	--	--	--	--	--	--	--	--	--	
West Wing	6	G	30.175 (325) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,209,000	272,046 (25,258)	--	--	--	--	--	--	--	--	--	
West Wing	21	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,748,000	288,862 (26,822)	--	--	--	--	--	--	--	--	--	
West Wing	20	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,688,000	287,386 (26,685)	--	--	--	--	--	--	--	--	--	
West Wing	19	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,628,000	285,911 (26,548)	--	--	--	--	--	--	--	--	--	
West Wing	18	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,628,000	285,911 (26,548)	--	--	--	--	--	--	--	--	--	
West Wing	17	H	40.670 (438) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	11,510,000	283,010 (26,279)	--	--	--	--	--	--	--	--	--	
West Wing	16	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,547,000	281,290 (26,138)	--	--	--	--	--	--	--	--	--	
West Wing	15	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,503,000	279,842 (26,003)	--	--	--	--	--	--	--	--	--	
West Wing	12	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,459,000	278,394 (25,869)	--	--	--	--	--	--	--	--	--	

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	11	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,415,000	276,946 (25,734)	--	--	--	--	--	--	--	--	--	--
West Wing	10	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,372,000	275,531 (25,602)	--	--	--	--	--	--	--	--	--	--
West Wing	9	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,346,000	274,675 (25,523)	--	--	--	--	--	--	--	--	--	--
West Wing	8	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,346,000	274,675 (25,523)	--	--	--	--	--	--	--	--	--	--
West Wing	7	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,294,000	272,964 (25,364)	--	--	--	--	--	--	--	--	--	--
West Wing	6	K	30.385 (327) 露台 Balcony: 2.000 (22) 工作平台 Utility platform: 1.500 (16)	8,268,000	272,108 (25,284)	--	--	--	--	--	--	--	--	--	--

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 - 照售價減 6%**

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 - 6% discount of 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).

(b) **限時優惠**

簽署臨時買賣合約購買本價單所列之指明住宅物業之買方可獲額外售價 1%折扣。

**Limited Time Discount**

An extra 1% discount of the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a specified residential property listed in the price list.

(c) **書峰置尊折扣優惠**

簽署臨時買賣合約購買本價單所列之指明住宅物業之買方可獲額外售價 3%折扣。

**Wellness Discount Benefit**

An extra 3% discount of the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a specified residential property listed in the price list.

(d) **印花稅津貼折扣優惠**

簽署臨時買賣合約購買本價單所列之指明住宅物業之買方可獲額外售價 3%折扣。

**“Stamp Duty Subsidy” Discount Benefit**

An extra 3% discount of the Price will be offered to the Purchaser who signs the preliminary agreement for sale and purchase to purchase a specified residential property listed in the price list.

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

**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**