# 價單　Price List

第一部份：基本資料　Part 1: Basic Information

| | | | |
|---|---|---|---|
| 發展項目名稱<br>Name of Development | 弦雅<br>The Concerto | 期數(如有)<br>Phase No. (if any) | -- |
| 發展項目位置<br>Location of Development | 醫局街 203 號　(註：此臨時門牌號數有待發展項目建成時確認。)<br>No. 203 Yee Kuk Street (Note: This provisional street number is subject to confirmation when the Development is completed.) | | |
| 發展項目（或期數）中的住宅物業的總數<br>The total number of residential properties in the development (or phase of the development) | | | 95 |

| 印製日期<br>Date of Printing | 價單編號<br>Number of Price List |
|---|---|
| 12 /1/ 2021 | 3 |

***修改價單(如有)　　Revision to Price List (if any)***

| 修改日期<br>Date of Revision | 經修改的價單編號<br>Numbering of Revised Price List | 如物業價錢經修改　，請以「✓」標示<br>Please use "✓" to indicate changes to prices of residential properties |
|---|---|---|
| | | 價錢 Price |
| 2/2/2021 | 3A | -- |
| 19/2/2021 | 3B | -- |
| 2/3/2021 | 3C | -- |
| 18/3/2021 | 3D | -- |
| 23/4/2021 | 3E | -- |
| 28/4/2021 | 3F | ✓ |
| 28/5/2021 | 3G | -- |
| 25/6/2021 | 3H | -- |
| 28/7/2021 | 3I | -- |

(續下頁 Continued on next page)

| 修改日期<br>Date of Revision | 經修改的價單編號<br>Numbering of Revised Price List | 如物業價錢經修改 ，請以「✓」標示<br>Please use "✓" to indicate changes to prices of residential properties |
|---|---|---|
| | | 價錢 Price |
| 27/8/2021 | 3J | -- |
| 28/9/2021 | 3K | -- |
| 30/9/2021 | 3L | -- |
| 5/10/2021 | 3M | -- |

第二部分：面積及售價資料 Part 2: Information on Area

| 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(不計算入實用面積) 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 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking Space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 弦雅 The Concerto | 23 | A | 27.271 (294) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:1.500 (16) | 7,334,000 | 268,930 (24,946) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 23 | B | 26.286 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 7,313,000 | 278,209 (25,841) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 20 | B | 26.286 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 7,098,000 | 270,030 (25,081) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 12 | B | 26.286 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 6,784,000 | 258,084 (23,972) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 17 | B | 26.286 (283) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 6,948,000 | 264,323 (24,551) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 3 | C | 19.272 (207) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,024,000 | 260,689 (24,271) | - | - | - | - | - | -- | - | -- | -- | -- |

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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 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking Space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 弦雅 The Concerto | 5 | C | 19.174 (206)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform:- (-) | 5,140,000<br>~~5,040,000~~ | 268,071<br>(24,951)<br>~~262,856~~<br>~~(24,466)~~ | - | - | - | - | - | -- | - | -- | -- | -- |
| | 6 | C | 19.174 (206)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform:- (-) | 5,100,000 | 265,985<br>(24,757) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 7 | C | 19.174 (206)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform:- (-) | 5,152,000 | 268,697<br>(25,010) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 8 | C | 19.174 (206)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform:- (-) | 5,175,000 | 269,897<br>(25,121) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 9 | C | 19.174 (206)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform:- (-) | 5,252,000<br>~~5,175,000~~ | 273,913<br>(25,495)<br>~~269,897~~<br>~~(25,121)~~ | - | - | - | - | - | -- | - | -- | -- | -- |
| | 10 | C | 19.174 (206)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform:- (-) | 5,284,000<br>~~5,206,000~~ | 275,582<br>(25,650)<br>~~271,514~~<br>~~(25,272)~~ | - | - | - | - | - | -- | - | -- | -- | -- |

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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 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking Space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 弦雅 The Concerto | 11 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,236,000 | 273,078 (25,417) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 12 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,268,000 | 274,747 (25,573) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 15 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,300,000 | 276,416 (25,728) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 16 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,332,000 | 278,085 (25,883) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 17 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,364,000 | 279,754 (26,039) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 18 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,418,000 | 282,570 (26,301) | - | - | - | - | - | -- | - | -- | -- | -- |

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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 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking Space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 弦雅 The Concerto | 19 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,418,000 | 282,570 (26,301) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 20 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,445,000 | 283,978 (26,432) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 21 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,472,000 | 285,386 (26,563) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 22 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,499,000 | 286,795 (26,694) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 23 | C | 19.174 (206) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,554,000 | 289,663 (26,961) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 15 | D | 19.664 (212) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform:- (-) | 5,335,000 | 271,308 (25,165) | - | - | - | - | - | -- | - | -- | -- | -- |

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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 Cockloft | 平台 Flat roof | 花園 Garden | 停車位 Parking Space | 天台 Roof | 梯屋 Stairhood | 前庭 Terrace | 庭院 Yard |
| 弦雅 The Concerto | 23 | D | 19.664 (212)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform:- (-) | 5,619,000 | 285,751 (26,505) | - | - | - | - | - | -- | - | -- | -- | -- |
| | 22 | E | 19.889 (214)<br>露台 Balcony: 2.000 (22)<br>工作平台 Utility Platform:- (-) | 5,408,000 | 271,909 (25,271) | - | - | - | - | - | -- | - | -- | -- | -- |

## 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 / Section 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 / Section 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 / Section 53(3)
如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關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《一手住宅物業銷售條例》第 8 條及附表二第 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.

(4)(i) **支付條款　Terms of Payment**

註: 於本第 4 段內，「售價」指本價單第二部份表中所列之價目，而「成交金額」指臨時買賣合約及買賣合約所載之價目(即售價經計算相關支付條款及適用折扣後之價錢)。因應相關支付條款及適用折扣按售價計算得出之價目，皆向下捨入計至百位數作為成交金額。
Note: In this paragraph 4, "Price" means the price set out in the schedule in Part 2 of this price list, and "Transaction Price" means the purchase price set out in the Preliminary Agreement for Sale and Purchase and Agreement for Sale and Purchase, i.e. the purchase price after applying the relevant terms of payment and applicable discount(s) on the Price. The price obtained after applying the relevant terms of payment and applicable discounts on the Price will be rounded down to the nearest hundred dollars to determine the Transaction Price.

**付款辦法　Payment Methods**

**買方於簽署臨時買賣合約時須繳付相等於成交金額之 5% 作為臨時訂金 (「臨時訂金」)。臨時訂金之其中港幣$100,000 須以銀行本票繳付，抬頭請寫「貝克・麥堅時律師事務所」或 “Baker & McKenzie”。請另備支票以補足臨時訂金之餘額，抬頭請寫「貝克・麥堅時律師事務所」或 “Baker & McKenzie”。**
Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit equivalent to 5% of the Transaction Price (“Preliminary Deposit”). A cashier order of HK$100,000 being part of the Preliminary Deposit shall be made payable to “Baker & McKenzie” or「貝克・麥堅時律師事務所」. Please prepare a cheque payable to “Baker & McKenzie” or「貝克・麥堅時律師事務所」to pay the balance of the Preliminary Deposit.

(A)　120 天付款計劃 120-day Payment Plan (照售價減 3%) (3% discount from the Price)
(1)　買方須於簽署臨時買賣合約 (「臨時合約」) 時繳付相等於成交金額 5%作為臨時訂金。買方須於簽署臨時合約後 5 個工作日內簽署正式買賣合約(「正式合約」)。
The Purchaser shall pay the preliminary deposit equivalent to 5% of the transaction price upon signing of the preliminary agreement for sale and purchase ("PASP"). The formal agreement for sale & purchase ("ASP") shall be signed by the Purchaser within 5 working days after signing of the PASP.
(2)　成交金額 3%即加付訂金於買方簽署臨時買賣合約後 60 天內繳付。
3% of Transaction Price being further deposit shall be paid within 60 days after signing of the preliminary agreement for sale and purchase.
(3)　成交金額 92%即成交金額餘款於買方簽署臨時合約後 120 天內繳付。
92% of Transaction Price being balance of Transaction Price shall be paid within 120 days after signing of the preliminary agreement for sale and purchase.

(B) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(C) (並無此編號之支付條款)
(No Terms of Payment of such numbering)

(4)(ii) **售價獲得折扣的基礎 The basis on which any discount on the Price is available**

(a) 請參閱第(4)(i)段。
Please refer to paragraph (4)(i).

(b) 「置業有禮」特別折扣 "Home Purchase" Special Discount:
買方可獲額外 3%售價折扣優惠作為「置業有禮」特別折扣。
An extra 3% discount from the Price would be offered to the Purchasers as the "Home Purchase" Special Discount.

(c) 「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit:
買方可獲額外 6%售價折扣優惠作為「印花稅津貼」優惠。
An extra 6% discount from the Price would be offered to the Purchasers as "Subsidy of Stamp Duty" Benefit.

(d) 「國慶限時優惠」 "National Day Limited Time" Discount:
凡於2021年10月31日當日或之前簽署臨時買賣合約之買方可獲額外1%售價折扣優惠。(只適用於C單位。)
Where the preliminary agreement for sale and purchase is signed on or before 31 October 2021, an extra 1% discount from the Price would be offered to the Purchasers. (Only applicable to Unit C.)

(4)(iii) **可就購買該項目中的指明住宅物業而連帶獲得的任何贈品、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**

不適用。
Not applicable.

(4)(iv) **誰人負責支付買賣該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**

1. 買賣雙方各自負責其代表律師擬備、完成及登記所有有關買賣法律文件的律師費和支出。
Each party shall bear and pay its own legal costs and disbursements for the preparation, completion and registration of all legal documents in relation to the purchase.

2. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅（包括但不限於任何買方提名書或轉售的印花稅、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的有關罰款、利息及附加費用)。
All stamp duty on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment (including but not limited 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) will be borne by the Purchaser.

(4)(v) **買方須為就買賣該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 a purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development**

一切製作、登記及完成發展項目大廈公契及管理協議（「公契」）之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購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/或從價印花稅新/較高稅率而須的任何法定聲明的費用、所購住宅的補充合約（如有）、按揭（如有）之登記費、法律費用及其他費用及代墊付費用及其他有關所購物業的買賣的文件的所有法律費用及其他支出，均由買方負責及支付。

The Purchaser shall solely bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement of the Development ("**DMC**") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or new/higher rates of ad valorem stamp duty, all registration fees, legal and other costs and disbursements in respect of any supplemental agreement (if any), mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the 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 Limited

請注意：任何人可委任任何地產代理在購買該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.the-concerto.com.hk**。

The address of the website designated by the Vendor for the Development is: www.the-concerto.com.hk.