



天晉 - 新界將軍澳唐賢街 9 號 ("發展項目(住宅部份)")
The Wings - No.9 Tong Yin Street, Tseung Kwan O, New Territories ("the Development (Residential Portion)")

價單 Price List

第七批可供出售的單位的第七張價單 Price List #7 of the Seventh Batch of Units Available for Sale

第七批可供出售的單位總數共144個，包括第1座 5-12樓， 15-23樓，25-29樓，31-33樓及35-43樓 D單位，第1座5樓E單位，第2座5樓D及E單位，第3座37-43樓及45-47樓A單位，第3座5樓，20-23樓，25-29樓，31-33樓及35-43樓C單位，第6座5樓C單位，第6座 6-12樓，15-23樓，25-29樓，31-33樓，35-43樓及45-47樓D及E單位及第8座5樓D及E單位。此價單所列之單位屬第七批可供出售的單位(總數共144個)。

The total number of units available for sale in the Seventh Batch is 144, including Flat D of 5-12/F, 15-23/F, 25-29/F, 31-33/F, 35-43/F of Tower 1, Flat E of 5/F of Tower 1, Flat D & E of 5/F of Tower 2, Flat A of 37-43/F and 45-47/F of Tower 3, Flat C of 5/F, 20-23/F, 25-29/F, 31-33/F, 35-43/F of Tower 3,

Flat C of 5/F of Tower 6, Flat D & E of 6-12/F, 15-23/F, 25-29/F, 31-33/F, 35-43/F, 45-47/F of Tower 6 and Flat D & E of 5/F of Tower 8. Unit(s) listed below in this Price List (is)are unit(s) available for sale in the Seventh Batch (144 units).

座數 Tower	樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台) (平方呎) Saleable Area (Including Balcony & Utility Platform) (sq. ft.)	實用面積呎價 (元，每平方呎) Unit Rate of Saleable Area (\$ per sq. ft.)	另		單位有蓋面積 (平方呎) Unit Covered Area (sq. ft.)	單位所分攤的 公用地方面積 (平方呎) Apportioned Share of Common Area (sq. ft.)	其他面積 (平方呎) Other Areas (sq. ft.)		冷氣機平台 (平方呎) Air-conditioning Platform (sq. ft.)	建築面積 (平方呎) Gross Floor Area (sq. ft.)	建築面積呎價 (元，每平方呎) Unit Rate of Gross Floor Area (\$ per sq. ft.)	訂價(元) Price (\$)
					窗台 (平方呎) Bay Window (sq. ft.)	冷氣機房 (平方呎) Air-conditioning Plant Rm. (sq. ft.)			其他平台 (平方呎) Flat Roof (other than Flat Roof on Roof) (sq. ft.)	天台平台 (平方呎) Flat Roof on Roof (sq. ft.)				
1	5	D	522 (Balcony 露台 : 0, Utility Platform 工作平台 : 16)	10,956	10	-	532	133	186	-	-	665	8,600	5,719,000

制表日期:
Date of Printing: 01/12/2011

準買家請參閱發展商所提供售樓書內有關上述資料之詳情。
Prospective purchasers please refer to the sales brochure provided by the Developer for further details of the above information.

住宅單位總數 : 1,028
Number of Units: 1,028

本價單 / 付款辦法 / 有關之優惠隨時調整，恕不另行通知。
All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.

附註 (Remarks):

1 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等 (如有把面積計算在內)。
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse rooms, clubhouse area etc. (if such area is included in calculation of Apportioned Share of Common Area of the Flat).

2 實用面積包括露台及工作平台面積，但不包括其他面積或冷氣機平台面積。
Saleable Area includes areas of balcony and utility platform but does not include Other Areas or air-conditioning platform area.

3 單位有蓋面積包括實用面積及窗台及冷氣機房面積。
Unit Covered Area includes the Saleable Area and areas of bay window and A/C plant room.

4 建築面積包括單位有蓋面積及單位所攤分的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the Apportioned Share of Common Area of the Flat.

5 住宅由5樓開始，不設13樓、14樓、24樓、34樓及44樓。30樓為隔火層 / 空中花園。
Residential floors start from 5/F and above. 13/F, 14/F, 24/F, 34/F & 44/F are omitted in all Towers. 30/F is a refuge floor / sky garden.

6 有關單位之詳細尺寸，準買家可於售樓處免費查閱建築圖則之副本。
For detailed flat / compartment dimension, copies of General Building Plan are available at the sales office(s) for inspection.

7 有關於建築圖則、分區計劃大綱圖、政府租契及已作批核之大廈公契等各項文件之副本，均可於售樓處免費查閱。
Copies of the related Building Plans, Outline Zoning Plan, Land Grant and the approved / draft DMC etc are available for the free inspection at the sales office(s).

8 單位樓面至樓面高度指該樓層之石屎地台面與上一層石屎地台面之高度距離。
第1座及8座5樓至29樓住宅單位約3.3米；31樓至42樓住宅單位約3.5米；43樓住宅單位約3.5米至約3.7米；45樓住宅單位約3.7米；46樓住宅單位 (個別複式單位之上層) 約3.3米
第2座及7座5樓至29樓住宅單位約3.3米；31樓至45樓住宅單位約3.5米；46樓住宅單位約3.5米至約3.7米；47樓住宅單位約3.7米；48樓住宅單位 (個別複式單位之上層) 約3.3米
第3座及6座5樓至29樓住宅單位約3.3米；31樓至46樓住宅單位約3.5米；47樓住宅單位約3.7米；48樓住宅單位約3.7米；49樓住宅單位 (個別複式單位之上層) 約3.3米
詳情請參閱售樓說明書內之「物業設計及管理」。
Floor-to-floor height refers to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor:
approx. 3.3m for residential units from 5/F to 29/F; approx. 3.5m for residential units from 31/F to 42/F; approx. 3.5m to 3.7m for residential units of 43/F; approx. 3.7m for residential units of 45/F;
approx. 3.3m for residential units of 46/F (upper level of the relevant duplex flat) of Tower 1 & 8.
approx. 3.3m for residential units from 5/F to 29/F; approx. 3.5m for residential units from 31/F to 45/F; approx. 3.5m to 3.7m for residential units of 46/F; approx. 3.7m for residential units of 47/F;
approx. 3.3m for residential units of 48/F (upper level of the relevant duplex flat) of Tower 2 & 7.
approx. 3.3m for residential units from 5/F to 29/F; approx. 3.5m for residential units from 31/F to 46/F; approx. 3.7m for residential units of 47/F; approx. 3.7m for residential units of 48/F;
approx. 3.3m for residential units of 49/F (upper level of the relevant duplex flat) of Tower 3 & 6.
Please refer to the "Design of the Development and Property Management" in the sales brochure for details.

9 B1樓車位R1號及R72號為住客私家車位之傷殘人士車位，尺寸為 5 x 3.5 米 (17.5 平方米)。其他住客私家車位尺寸為 5 x 2.5 米 (12.5 平方米)。
Carparking Space nos. R1 and R72 on B1 floor are Disabled Car Parking Spaces of Residential Car Parking Space. Their dimension is 5 x 3.5m (17.5 sq.m.).
The dimension of other residential car parking spaces is 5 x 2.5m (12.5 sq.m.).

10 分體式冷氣機 / 中央分體式冷氣機的冷凝器設於冷氣機平台 / 冷氣機房 / 平台 (如適用)。
The condensers of the split-type A/C / VRV are installed on A/C platforms / A/C plant rooms / flat roofs (where applicable).

11 部份樓層外牆範圍設有建築裝飾及 / 或外露喉管，詳細資料請參考最後批准之圖則。
There may be architectural features and/or exposed pipes on external walls of some of the floors. For details, please refer to the latest approved General Building Plans.

12 部份單位的露台及 / 或工作平台側外牆裝飾板內藏公用去水渠。
Common drain pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some flats.

13 部份單位客 / 飯廳、睡房、士多房、走廊及 / 或廚房之假天花裝置冷氣及 / 或其他機電設備。
There are ceiling bulkheads at living / dining room, bedrooms, store room, corridor and/or kitchen of some flats for the air-conditioning system and/or M&E services.

14 部份單位之天花高度將會因應結構或建築設計上的需要而有差異。
The internal ceiling height within some flats may vary due to structural or architectural design requirements.

15 露台、工作平台及 / 或平台均不可被全部或部份封閉或封密。
Balconies, utility platforms and/or flat roofs must not be enclosed in whole or in part.

16 詳細訂正圖則以屋宇署及地政總署最後批准之圖則為標準。
All plans are subject to the final approval by the Buildings Department and the Lands Department.

17 高層單位的室內面積通常較低層單位稍大，因其承力結構牆比低層單位稍薄。
The internal areas of flats on upper floors are in general slightly larger than the internal areas of flats on the lower floors due to the reducing thickness of structural walls on those floors.

18 有關發展項目之公共空間及公共設施之管理 / 維修責任 (如有)，請參閱賣方及發展商提供之售樓說明書內所載政府租契 / 屋苑公共契之相關條款及其他有關資料。
For details of the management / maintenance responsibilities of the public open space and the public facilities of the Development (if any), please refer to the salient points on the Land Grant / Deed of Mutual Covenant and other relevant information stated in the sales brochure.

19 準買家請參看設置於售樓處之物業模型以便了解物業及其有意購買單位之外觀及建築特色，特別是屬於或影響該單位之建築特色。該物業模型僅供參考，一切以屋宇署及地政總署最後批准之圖則為準。
Potential purchasers are also requested to refer to the model of the Development placed at the sales office(s) to appreciate the physical appearances and architectural features of the Development especially those of or affecting the flats they intend to purchase.
The aforesaid model is for reference only and shall be subject to the final approved plans by the Buildings Department and the Lands Department.

20 本頁內一切內容以英文版本為準，中文版僅供參考，所有資料並依據買賣合約所訂為標準。
Contents on this page shall be based on the English version and the Chinese version is for reference only. All information shall be subject to the terms and conditions of the Agreement for Sale and Purchase.

21 賣方及發展商亦建議買方到該發展地盤作實地考察，以獲取對該發展地盤以及其周圍地區的公共設施及環境較佳的了解。
The Vendor and the Developer also advise purchasers to conduct on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.

付款辦法 **Payment Terms**

第七批可供出售的單位的第七張價單 **Price List #7 of the Seventh Batch of Units Available for Sale**

付款辦法 S - 建築分期付款計劃 (照訂價)

Payment Method S - Stage Payment Method (Listed Price)

- 樓價 10% 於簽署訂購合約時繳付，並於3 個工作天內到律師樓簽署正式買賣合約。
10% of the Purchase Price shall be paid by the Purchaser upon signing of the Memorandum for Sale. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 3 working days after signing of the Memorandum for Sale.
- 再付樓價 5% 於簽署正式買賣合約後 100 天內付清。
A further 5% of the Purchase Price shall be paid by the Purchaser within 100 days after signing of the Formal Agreement for Sale and Purchase.
- 樓價 85% 於賣方發出成交通知書予買家的日期起 14 天內繳付。
85% of the Purchase Price shall be paid by the Purchaser within 14 days of issue of the notice of completion.

付款辦法附註 (Payment Terms Remarks):

於簽署訂購合約時，須繳付首期訂金，其中港幣\$500,000 須以銀行本票繳付，餘款以銀行本票或支票繳付。所有支付首期訂金之銀行本票及支票抬頭必須為「的近律師行」。
Purchaser shall pay Initial Deposit upon signing of the Memorandum for Sale, HK\$500,000 of such deposit should be paid by cashier order. Cashier order and cheque are accepted for payment of the balance of Initial Deposit. Initial deposit should be made payable to "Deacons".

賣方及發展商有權在沒有任何通知下修改或取消上述付款辦法。
The Vendor and the Developer reserve the full and final right to amend or cancel the aforesaid payment terms without prior notice.

買方倘逾期不到律師樓簽署正式買賣合約，則賣方可沒收首期訂金實數的金額。
Should the Purchaser fail to execute the Formal Agreement for Sale and Purchase within the specific time limit, the Vendor may forfeit the actual amount of the Initial Deposit.

買方須於簽署正式買賣合約時繳付物業之印花稅。
Purchaser should pay the stamp duty upon signing of the Formal Agreement for Sale and Purchase.

買方須知 Notes to Purchasers:

- 訂購合約所繳交之首期訂金為該物業的樓價之百分之十 (下稱首期訂金)。
The Initial Deposit paid to the Vendor under the Memorandum for Sale of the Property shall be an amount of 10% of the Purchase Price of the unit concerned ("the Initial Deposit").
- 首期訂金須支付予「的近律師行」。
The Initial Deposit shall be made payable to "Deacons".
- 所有部份樓價及樓價餘額需以抬頭「香港鐵路有限公司」之銀行本票支付。
All part payments of the Purchase Price and balance of the Purchase Price shall be paid by the Purchaser by way of cashier orders drawn in favour of "MTR Corporation Limited".
- 買方須於簽訂購合約後的三個工作天內，於辦公時間到賣方律師行簽署由賣方律師所訂有關該物業之正式買賣合約 (下稱「正式合約」)。正式合約內容買方不得更改。只有簽署訂購合約之買方才能夠簽署正式買賣合約。
The Purchaser(s) shall attend the office of the Vendor's Solicitors within 3 working days after the signing of Memorandum for Sale during office hours to sign the Formal Agreement for Sale and Purchase of the Property ("the formal Agreement") prepared by the Vendor's Solicitor which shall not be altered by the Purchaser(s). Only the Purchaser(s) who has/have signed the Memorandum for Sale will be permitted to sign the Formal Agreement for Sale and Purchase.
- 以個人名義 (包括單獨或聯名名義) 之認購人，有關認購人須憑有效個人身份證親臨辦理認購手續。
For individual purchaser in his/her own name (including sole or joint purchasers), he/she must personally attend the sales office and present his/her identity card to attend to the purchase procedure.
- 以有限公司名義之認購人，經辦人須為公司授權辦理認購及簽署訂購合約之人士，須帶備公司印章、公司商業登記證、董事名冊及會議記錄證明有關經辦人之授權之影印副本各一份，親臨辦理認購手續。
For corporate purchaser, the person acting for and on behalf of the company must be the person authorized by the company to effect the purchase and to sign the Memorandum for Sale, and he/she must personally attend to the purchase procedures and bring along the company chop, the business registration certificate of the company, copies of the register of director(s) and minutes of meeting showing his/her authority.
- 訂購合約只適用於買方個人，買方無權要求賣方與任何其他人士簽訂正式合約，亦無權以任何形式向第三方轉讓訂購合約之利益。賣方不接受買方之授權人、信託人、代理人或任何形式的提名人代其簽署訂購合約。買方為公司者，須由相同之董事簽署文件。
The Memorandum for Sale is personal to the Purchaser(s), and Purchaser(s) shall have no right to request the Vendor to enter into the Formal Agreement with any other person and shall have no right to transfer the benefit of the Memorandum for Sale to a third party in any manner whatever. No attorney, trustee, agent or any nominee of any kind whatever appointed by the Purchaser(s) shall be accepted by the Vendor for the purpose of signing the Memorandum for Sale. Where the Purchaser(s) is/are a company(ies), the said documents shall be signed by the same director(s).
- 正式買賣合約下的買方必須與賣方承諾除了簽署按揭或押記外，買方不會於買賣完成交易及簽署轉讓契前提名其他人簽署轉讓契，轉售住宅單位 (及任何車位) 或以任何形式轉移或簽署其他合約以轉移正式買賣合約的利益。
The Purchaser under the Agreement for Sale and Purchase is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, he will not nominate any person to take up the Assignment, sub-sell the residential unit (and any Car Parking Space) or transfer the benefit of the Agreement for Sale and Purchase in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
- 若買方不論任何原因不依時與賣方簽署正式買賣合約及/或不依時繳付已訂定之樓價，賣方有權立即終止訂購合約，及不另行通知買方將該物業轉賣予他人。在上述情況下，賣方有權保留買方按訂購合約所繳交之首期訂金(買方不獲任何利息及賠償)。
Should the Purchaser(s) fail, for whatever reasons, to sign the Formal Agreement for Sale and Purchase within the aforesaid time limit and/or pay the Purchase Price in accordance with the agreed payment terms, the Vendor shall be entitled to terminate the Memorandum for Sale and resell the Property to anyone the Vendor thinks fit without prior notice and the Vendor has the right to keep the Initial Deposit (without interest or compensation to the Purchaser(s)).
- 如買方不另聘律師及按揭文件由賣方律師負責處理之情況下，正式買賣合約及轉讓契之律師費才會由買方支付，除此情況外，該等律師費一概由買方負責。請參閱有關單位所屬之律師費收費表內所註明之律師費、雜費及/或行政費(如適用)。
The legal cost in respect of the Formal Agreement for Sale and Purchase and the Assignment shall be paid by the Vendor if the Purchaser is not separately represented, and the mortgage of the Property is also handled by the Vendor's Solicitors. In any other case, such legal costs shall be paid by the Purchaser solely. For details, please make reference to the table for legal costs, disbursements and/or administration charges (if applicable) of the respective solicitors handling the sale of the units concerned.
- 除第10段所述以外，於此買賣文件中，買方須負責繳付所有買方律師及有關擬備、簽訂、加蓋印花、完成交易及登記訂購合約、正式買賣合約及轉讓契之發出費用及(a)有關草擬大廈公契暨管理合約(下稱「大廈公契」)費用及大廈公契之圖則費的適當分攤；(b) 上手契認正本之律師費；(c) 該物業的正式買賣合約及轉讓契之圖則費；(d) 一概有關訂購合約、正式合約及轉讓契之釐印費、登記費及其他支出費用；及(e)該物業按揭(如有)之法律費用及其他支出。
Subject to paragraph 10 abovementioned, the Purchaser(s) shall solely bear and pay all the legal costs and disbursements for the preparation, execution, stamping, completion and registration of the Memorandum for Sale, the Formal Agreement for Sale and Purchase and the Assignment and (a) a due proportion of the costs for the preparation of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and the plans to be attached to the DMC, (b) all costs for preparing certified copies of title deeds and documents of the Property, (c) all plan fees for plans to be annexed to the Formal Agreement and the Assignment, (d) all stamp duty, registration fee and other disbursements on the Memorandum for Sale, the Formal Agreement and the Assignment, and (e) all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the Property.
- 有關該物業之買賣，將於賣方通知買方可以簽訂有效的轉讓契據將該物業轉讓予買方之日起的十四天內完成。
The sale and purchase of the Property shall be completed within 14 days of the date of the Vendor's notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).
- 買方如須安排物業按揭，請於認購物業前向有關銀行或財務機構查詢清楚按揭貸款資料包括但不限於其按揭利率及分期還款細則及條款等。而所有物業按揭之安排均以銀行及財務機構之最終批核為準。賣方及發展商將不會被要求及不需負責為買方安排有關按揭以購買其單位。
Before purchasing the Property, the Purchaser(s) is/are advised to enquire the bank(s) or financial institution(s) for the terms and conditions, including but not limited to the interest rate and installment repayment method, of the mortgage for the Property. All mortgage financial arrangement shall be subject to the final approval of the bank(s) or financial institution(s). The Vendor and the Developer shall not be required and is not obliged to arrange for the Purchaser any mortgage loan finance for the purchase of his unit.
- 本「買方須知」之中文譯本僅供參考之用，如有爭議，以英文版本為準。
The Chinese translation of this "Notes to Purchasers" is for reference only and the English version thereof shall prevail in case of inconsistency.
- 有關本物業發展項目資料，請參閱售樓說明書。
Please refer to the sales brochure for related information of the Development.