



天晉 II - 新界將軍澳唐俊街 12 號 ("發展項目")
The Wings II - No.12 Tong Chun Street, Tseung Kwan O, New Territories ("the Development")

價單 Price List

第一批可供出售的單位的第十五張價單 Price List #15 of the First Batch of Units Available for Sale

第一批可供出售的單位總數共100個。此價單所列之單位屬第一批可供出售的單位(總數共100個)。

The total number of units available for sale in the First Batch is 100. The unit(s) listed below in this price list is(are) unit(s) available for sale in the First Batch. (100 units).

座數 Tower	樓層 Floor	單位 Flat	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.)			平台 (平方呎) Flat Roof Area (sq. ft.)	天台 (平方呎) Roof Area (sq. ft.)				
1B	32	A^	1,064 (露台 balcony: 21)(工作平台 utility platform: 16)	21,875	-	-	1,064	266	251	238	-	1,330	17,500	23,275,000

^發展項目可供發售之住客車位總數共253個。此單位之訂價已包括 2 個可供發售之住客車位。

^Total no. of residential parking spaces of the Development available for sale is 253. The price for this unit has included 2 residential parking space(s) available for sale.

制表日期:

Date of Printing: 03/02/2013

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：784
Number of Residential Units: 784

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 實用面積包括露台 (如有) 及工作平台 (如有) 面積，但不包括其他面積 (如有) 或冷氣機平台面積 (如有)。請參閱售樓說明書內之「發展項目中的住宅物業的面積；有關「實用面積」及「其他面積」之定義。
Saleable Area includes area of the Balcony (if any) and Utility Platform (if any), but does not include Other Areas (if any) or A/C Platform Area (if any). Please refer to the definition of "Saleable Area" and "Other Areas" in "Area of residential properties in the development" of sales brochure.

2 單位有蓋面積包括實用面積及窗台面積 (如有)。
Unit Covered Area includes the Saleable Area and areas of Bay Window (if any).

3 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、會所及冷氣機平台面積等等 (如有把單位所分攤之公用面積計算之內)。
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse storage and material recovery rooms, clubhouse area, A/C platform etc. (if such area is included in the calculation of Apportioned Share of Common Area of the unit).

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

5 住宅樓層由5樓開始。不設13樓、14樓及24樓。
Residential floors start from 5/F and above. 13/F, 14/F and 24/F are omitted.

6 隔火層區設於天台部分地方。詳情請參閱售樓說明書內之「橫截面圖」。
Refuge areas are located on part of the roof. Please refer to the "Cross Section Plan" in sales brochure for details.

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

8 部份單位的露台及 / 或工作平台外牆側裝飾板內藏公用去水渠。而部份單位的露台及 / 或工作平台的欄河設計略有不同。
Common drain pipes enclosed in cladding are located adjacent to balcony and/or utility platform of some units. The balustrade design of the balcony and/or utility platform of some units may vary.

9 分體式冷氣機的冷凝器設於窗台 / 冷氣機平台 / 冷氣機架 / 平台 / 天台 (如適用)。
The condensers of the split-type air-conditioners are installed on Bay Window / A/C platforms / A/C racks / flat roofs / roofs (where applicable).

10 部份單位客 / 飯廳、睡房、娛樂室、士多房、廚房及 / 或走廊之假天花內裝置有冷氣及 / 或其他機電設備。
There are ceiling bulkheads at living/dining room, bedrooms, entertainment rooms, store, kitchen and/or corridors in some units for enclosing the air-conditioning system and/or M&E services.

11 部份單位之天花高度將會因應上層單位之跌級樓板、結構、建築設計及 / 或裝修設計上的需要而有差異。
The internal ceiling height within some units may vary due to sunken slab at above units, structural, architectural and/or decoration design requirements.

12 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.

13 單位有非結構預製外牆。買賣合約之實用面積之計算包括非結構預製外牆，並由非結構預製外牆之外圍起計。
There are non-structural prefabricated external walls in the units. The Saleable Area as defined in the formal Agreement for Sale and Purchase of a unit has included the non-structural prefabricated external walls and is measured from the exterior of such non-structural prefabricated external walls.

14 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
The internal space of units on the upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.

15 承力結構牆厚度 (不包括灰泥)：約150-250毫米 (除非已另有標示)；外牆厚度 (不包括灰泥)：約125毫米 (除非已另有標示)；廚房間隔牆厚度 (不包括灰泥)：約100毫米 (除非已另有標示)；其他室內間隔牆厚度 (不包括灰泥)：約75毫米 (除非已另有標示)。

Structural wall thickness (excluding plaster) is approx. 150-250mm (unless otherwise stated); External wall thickness (excluding plaster) is approx. 125mm (unless otherwise stated); Kitchen internal wall thickness (excluding plaster) is approx. 75mm (unless otherwise stated).

16 單位層與層之間的高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離) - 1A座，1B座，2A座，2B座，3A座，3B座，5A座及5B座5樓所有單位約3.42米；：1A座，1B座，2A座，2B座，3A座，3B座，5A座及5B座6至30樓所有單位約3.12米；1A座，1B座，2A座，2B座，3A座，3B座，5A座及5B座31至32樓所有單位約3.42米。

Floor-to-floor height (refer 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): Approximately 3.42 m for all 5/F units of Tower 1A, 1B, 2A, 2B, 3A, 3B, 5A & 5B; Approximately 3.12 m for all 6-30/F units of Tower 1A, 1B, 2A, 2B, 3A, 3B, 5A & 5B; Approximately 3.42 m for all 31-32/F units of Tower 1A, 1B, 2A, 2B, 3A, 3B, 5A & 5B.

17 每個住宅物業的樓板 (不包括灰泥) 的厚度：約125毫米至150毫米
The thickness of the floor slabs (excluding plaster) of each residential property: approx.125mm to 150mm

18 圖中所有量度單位為建築結構尺寸，僅供參考。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。
The dimensions of the plans are all structural dimensions and are for reference only. For detailed unit/compartiment dimension, copies of General Building Plan are available at the sales office(s) for free inspection.

19 詳細之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.

20 有關建築圖則、分區計劃大綱圖、政府租契及已待批核之大廈公眾等各項文件之副本，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 are available for free inspection at the sales office(s).

21 上述所列之面積是以英制之平方呎列明，均以1平方米 = 10.764平方呎換算，並四捨五入至整數平方呎。
The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded to the nearest whole square foot.

22 有關本發展項目之設施之管理/維修責任，請參閱售樓說明書內之「公契之重要條款摘要」及/或「政府租契之重要條款摘要」及/或「公共設施及公眾休憩用地的資料」。
Please refer to the "Salient Points/Summary of Deed of Mutual Covenant" and/or "Salient Points / Summary of Land Grant" and/or "Information on Public Facilities and Public Open Space" in the sales brochure for information relating to the management/maintenance responsibilities of the facilities of the Development.

23 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標準。
Prospective purchasers are 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 units 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.

24 在此建議準買家親身到該物業發展項目，以充分了解其地盤現場、周圍環境和地方、港鐵站位置及鄰近公共設施，以及清楚了解該物業發展項目的外觀及 / 或建築裝飾，特別是屬於或影響準買家欲購買的單位的建築裝飾。單位的景觀有可能會受到周圍的建築物及單位本身之位置所影響。

Prospective purchasers are advised to conduct on-site visit to the Development for a better understanding of the Development site, its surrounding environment and areas, location of MTR station, and the public facilities nearby as well as the physical appearances and/or architectural features of the Development, especially those of or affecting the units they intend to purchase. Views of units are subject to and may be affected by the surrounding buildings and the location of the unit itself.

25 中英文版本如有歧義，以英文版本為準。所有資料並依據正式買賣合約訂訂為標準。
Where there is discrepancy in the meaning between the English and Chinese versions, the English version shall prevail. All information shall be subject to the terms and conditions of the Formal Agreement of Sale and Purchase.



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付款辦法 **Payment Terms**

第一批可供出售的單位的第十五張價單 **Price List #15 of the First Batch of Units Available for Sale**

付款辦法 [S] (照訂價)

Payment Method [S] (Listed Price)

1 樓價10% 於簽署臨時買賣合約時繳付，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 Preliminary Agreement for Sale and Purchase. The Formal Agreement for Sale and Purchase shall be signed at the designated solicitors' office within 3 working days after signing of the Preliminary Agreement for Sale and Purchase.

2 再付樓價5% 於簽署臨時買賣合約後60天內或於賣方發出成交通知書予買方的日期起14天內付清，以較早者為準。

A further 5% of the Purchase Price shall be paid by the Purchaser within 60 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days of issue of the notice of completion by the Vendor, whichever shall first happen.

3 再付樓價5% 於簽署臨時買賣合約後120天內或於賣方發出成交通知書予買方的日期起14天內付清，以較早者為準。

A further 5% of the Purchase Price shall be paid by the Purchaser within 120 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days of issue of the notice of completion by the Vendor, whichever shall first happen.

4 再付樓價5% 於簽署臨時買賣合約後180天內或於賣方發出成交通知書予買方的日期起14天內付清，以較早者為準。

A further 5% of the Purchase Price shall be paid by the Purchaser within 180 days after signing of the Preliminary Agreement for Sale and Purchase or within 14 days of issue of the notice of completion by the Vendor, whichever shall first happen.

5 樓價 75% 於賣方發出成交通知書予買方的日期起14天內付清。

75% of the Purchase Price shall be paid by the Purchaser within 14 days of issue of the notice of completion by the Vendor.

付款辦法附註 (Payment Terms Remarks):

於簽署臨時買賣合約時，須繳付首期訂金，全部款項以銀行本票及支票繳付。所有支付首期訂金之銀行本票及支票抬頭必須為「胡關李羅律師行」。

Purchaser shall pay Initial Deposit upon signing of the Preliminary Agreement for Sale and Purchase, cashier order and cheque are accepted for payment of the Initial Deposit. Initial deposit should be made payable to "Woo, Kwan, Lee & Lo".

賣方/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 / Developer reserves 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及買家印花稅(如適用)。

Purchaser should pay the stamp duty and Buyer's Stamp Duty (if applicable) upon signing of the Formal Agreement for Sale and Purchase.



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付款辦法 Payment Terms

第一批可供出售的單位的第十五張價單 **Price List #15 of the First Batch of Units Available for Sale**

買方須知 **Notes to Purchasers:**

1 臨時買賣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 under the Preliminary Agreement for Sale and Purchase of the Property shall be an amount of 10% of the Purchase Price of the unit concerned ("the Preliminary Deposit").

2 首期訂金須支付予「胡關李羅律師行」。

The Preliminary Deposit shall be made payable to "Woo, Kwan, Lee & Lo".

3 所有部份樓價及樓價餘額需以銀行本票支付予該單位所屬之律師樓。

All part payments of the Purchase Price and balance of the Purchase Price shall be paid by the Purchaser by way of cashier orders to the designated solicitor's office of the unit.

4 買方須於簽訂臨時買賣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。只有簽署臨時買賣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 Preliminary Agreement for Sale and Purchase 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 Preliminary Agreement for Sale and Purchase will be permitted to sign the Formal Agreement for Sale and Purchase.

5 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.

6 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臨時買賣合約之人士，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 Preliminary Agreement for Sale and Purchase, and he/she must personally attend the sales office and handle 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.

7 臨時買賣合約只適用於買方個人，買方無權要求賣方與任何其他人簽訂正式合約，亦無權以任何形式向第三方轉讓臨時買賣合約之權益。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臨時買賣合約。買方為公司者，須由相同之董事簽署文件。

The Preliminary Agreement for Sale and Purchase 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 Preliminary Agreement for Sale and Purchase 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 Preliminary Agreement for Sale and Purchase. Where the Purchaser(s) is/are a company(ies), the said documents shall be signed by the same director(s).

8 正式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 Formal Agreement is required to agree with the Vendor in the Formal Agreement 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 unit (and any Car Parking Space) or transfer the benefit of the Formal Agreement in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

9 若買方不論任何原因不依時與賣方簽署正式合約及/或不依時繳付已訂定之樓價，賣方有權立即終止臨時買賣合約，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臨時買賣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 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 Preliminary Agreement for Sale and Purchase and resell the Property to anyone the Vendor thinks fit without prior notice and the Vendor has the right to keep the Preliminary Deposit (without interest or compensation to the Purchaser(s)).

10 如買方不另聘律師，正式合約及轉讓契之律師費才會由賣方支付。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及雜費。

The legal cost in respect of the Formal Agreement and the Assignment shall be paid by the Vendor if the Purchaser is not separately represented. In any other case, such legal costs shall be paid by the Purchaser solely. For details, please refer to the table for legal costs and disbursements of the respective solicitors handling the sale of the units concerned.

11 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、完成交易及登記臨時買賣合約、正式合約及轉讓契之律師費及開支費用及(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)該物業之正式合約及轉讓契之圖則費；(d)一概有關臨時買賣合約、正式合約及轉讓契之藍印費(包括買家印花稅，如適用)、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 above, the Purchaser(s) shall solely bear and pay all the legal costs and disbursements for the preparation, execution, stamping, completion and registration of the Preliminary Agreement for Sale and Purchase, the Formal Agreement and the Assignment and (a) a due proportion of the costs for the preparation of the Deed of Mutual Covenant and 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 (including Buyer's Stamp Duty, if applicable), registration fee and other disbursements on the Preliminary Agreement for Sale and Purchase, 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.

12 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).

13 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/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 / Developer shall not be required and is not obliged to arrange for the Purchaser any mortgage loan finance for the purchase of his unit.

14 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.

15 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.