

# 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	幸薈 SOYO Square	期數 (如有) Phase No. (if any)	--
發展項目位置 Location of Development	青山道439號 439 Castle Peak Road		
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)		95	

印製日期 Date of Printing	價單編號 Number of Price List
18 November 2025	1

## 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
18 November 2025	1A	--

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
幸薈 SOYO Square	3	A	22,037 (237) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	4,020,000	182,420 (16,962)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	3	C	16,404 (177) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	3,276,000	199,707 (18,508)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	3	D	28,735 (309) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	5,677,000	197,564 (18,372)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	5	A	22,037 (237) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	4,118,000	186,868 (17,376)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	5	B	16,837 (181) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	3,389,000	201,283 (18,724)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	5	C	16,404 (177) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	3,320,000	202,390 (18,757)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	5	D	28,735 (309) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	5,758,000	200,383 (18,634)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	5	E	20,678 (223) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	3,919,000	189,525 (17,574)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	7	A	22,037 (237) 露台 Balcony: 2,000(22) 工作平台 Utility Platform: 1,500 (16)	4,253,000	192,994 (17,945)	--	--	--	--	--	--	--	--	--	

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
幸薈 SOYO Square	7	B	16.837 (181) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	3,476,000	206,450 (19,204)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	7	C	16.404 (177) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	3,404,000	207,510 (19,232)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	7	D	28.735 (309) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	5,918,000	205,951 (19,152)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	7	E	20.678 (223) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	4,025,000	194,651 (18,049)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	8	B	16.837 (181) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	3,531,000	209,717 (19,508)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	8	C	16.404 (177) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	3,457,000	210,741 (19,531)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	8	D	28.735 (309) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,014,000	209,292 (19,463)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	9	A	22.037 (237) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	4,379,000	198,711 (18,477)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	9	B	16.837 (181) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	3,577,000	212,449 (19,762)	--	--	--	--	--	--	--	--	--	

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
幸薈 SOYO Square	9	C	16.404 (177) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	3,503,000	213,545 (19,791)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	9	D	28.735 (309) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,092,000	212,006 (19,715)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	9	E	20.678 (223) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	4,143,000	200,358 (18,578)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	15	A	22.037 (237) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	4,615,000	209,421 (19,473)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	15	C	16.404 (177) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	3,684,000	224,579 (20,814)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	15	D	28.735 (309) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,395,000	222,551 (20,696)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	15	E	20.678 (223) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	4,386,000	212,109 (19,668)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	16	A	22.037 (237) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	4,666,000	211,735 (19,688)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	16	D	28.735 (309) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	6,479,000	225,474 (20,968)	--	--	--	--	--	--	--	--	--	

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
幸薈 SOYO Square	16	E	20.678 (223) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	4,442,000	214,818 (19,919)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	18	A	22.037 (237) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	4,784,000	217,089 (20,186)	--	--	--	--	--	--	--	--	--	
幸薈 SOYO Square	18	E	20.678 (223) 露台 Balcony: 2.000(22) 工作平台 Utility Platform: 1.500 (16)	4,558,000	220,428 (20,439)	--	--	--	--	--	--	--	--	--	

### 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) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應相關折扣（如有）按售價計算得出之價目，皆以四捨五入方式換算至最接近之千位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: "Price" means the price of the residential property set out in Part 2 of this price list, and "Purchase Price" means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The amount obtained after applying the relevant discount(s) (if any) on the Price will be rounded off to the nearest thousand to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) 付款辦法 Payment Methods

買方於簽署臨時買賣合約時須繳付相等於樓價5%之金額作為臨時訂金，其中港幣\$100,000作為部分臨時訂金必須以銀行本票支付(除非賣方另外同意)，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『國浩律師(香港)事務所』。

Upon signing of the Preliminary Agreement for Sale and Purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the Purchase Price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order(s) (unless the Vendor agrees otherwise) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to "GRANDALL ZIMMERN LAW FIRM".

(A) **現金或即時按揭付款計劃 - 90天成交：依照售價減6%**  
**Cash or Immediate Mortgage Payment Method - 90 days Completion : 6% discount on the Price**

1. 樓價5%(臨時訂金)：於買方簽署臨時買賣合約時支付。  
5% of Purchase Price (preliminary deposit): shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價5%(加付訂金)：於買方簽署臨時買賣合約後30天內支付。  
5% of Purchase Price (further deposit): shall be paid by the Purchaser within 30 days after the date of signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價90%(樓價餘額)：於買方簽署臨時買賣合約後90天內支付。  
90% of Purchase Price (balance of the Purchase Price): shall be paid by the Purchaser within 90 days after the date of signing of the Preliminary Agreement for Sale and Purchase.

(B) **現金或即時按揭付款計劃 - 150天成交：依照售價減4%**  
**Cash or Immediate Mortgage Payment Method - 150 days Completion : 4% discount on the Price**

1. 樓價5%(臨時訂金)：於買方簽署臨時買賣合約時支付。  
5% of Purchase Price (preliminary deposit): shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價5%(加付訂金)：於買方簽署臨時買賣合約後30天內支付。  
5% of Purchase Price (further deposit): shall be paid by the Purchaser within 30 days after the date of signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價90%(樓價餘額)：於買方簽署臨時買賣合約後150天內支付。  
90% of Purchase Price (balance of the Purchase Price): shall be paid by the Purchaser within 150 days after the date of signing of the Preliminary Agreement for Sale and Purchase.

(C) **現金或即時按揭付款計劃 - 180天成交：依照售價減3%**  
**Cash or Immediate Mortgage Payment Method - 180 days Completion : 3% discount on the Price**

1. 樓價5%(臨時訂金)：於買方簽署臨時買賣合約時支付。  
5% of Purchase Price (preliminary deposit): shall be paid by the Purchaser upon signing of the Preliminary Agreement for Sale and Purchase.
2. 樓價5%(加付訂金)：於買方簽署臨時買賣合約後30天內支付。  
5% of Purchase Price (further deposit): shall be paid by the Purchaser within 30 days after the date of signing of the Preliminary Agreement for Sale and Purchase.
3. 樓價90%(樓價餘額)：於買方簽署臨時買賣合約後180天內支付。  
90% of Purchase Price (balance of the Purchase Price): shall be paid by the Purchaser within 180 days after the date of signing of the Preliminary Agreement for Sale and Purchase.

(ii) 售價獲得折扣的基礎:

The basis on which any discount on the price is available:

1. 請參閱第(4)(i)段。  
Please refer to paragraph (4)(i).
2. 「長沙灣核心都會」折扣優惠 Cheung Sha Wan Metropolis Living Discount  
簽署臨時買賣合約購買本價單中所列之指明住宅物業的買方可獲3%售價折扣優惠。  
3% discount on the Price would be offered to the Purchaser who signs the Preliminary Agreement for Sale and Purchase to purchase a specified residential property listed in this price list.
3. 「幸會幸薈」優惠 “Nice To Meet You SOYO SQUARE” Benefit  
簽署臨時買賣合約購買本價單中所列之指明住宅物業的買方可獲2%售價折扣優惠。  
2% discount on the Price would be offered to the Purchaser who signs the Preliminary Agreement for Sale and Purchase to purchase a specified residential property listed in this price list.
4. 「超級上車易」置業售價折扣 Home Starter Discount  
簽署臨時買賣合約購買本價單中所列之指明住宅物業的買方可獲1%售價折扣優惠。  
1% discount on the Price would be offered to the Purchaser who signs the Preliminary Agreement for Sale and Purchase to purchase a specified residential property listed in this price list.

(iii) 可就購買該發展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:

1. 請參閱第(4)(i)及(4)(ii)段。  
Please refer to paragraphs (4)(i) & (4)(ii).

(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

如買方選用賣方代表律師處理買賣合約、按揭及轉讓契，賣方同意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處理買賣合約、按揭及／或轉讓契，買方及賣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。

買方須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名書或轉售(如有)的印花稅、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、利息及附加費等)、登記費及其他支出費用。

If the purchaser(s) appoints the Vendor's solicitors to handle the Agreement for Sale and Purchase, mortgage and assignment, the Vendor agrees to bear the legal cost of the Agreement for Sale and Purchase and the assignment. If the purchaser(s) chooses to instruct his own solicitors to handle the Agreement for Sale and Purchase, mortgage and/or assignment, each of the Vendor and purchaser(s) shall pay his own solicitors' legal fees in respect of the Agreement for Sale and Purchase and the assignment.

All stamp duty (including without limitation any stamp duty on, if any, nomination or sub-sale agreement, any special stamp duty, any buyer's stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the Preliminary Agreement for Sale and Purchase, the Agreement for Sale and Purchase and the assignment shall be borne by the Purchaser.

(v) 買方須為就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 a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Development

製作、登記及完成大廈公契及管理合約(「公契」)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，所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買方印花稅及/或從價印花稅較高稅率而須作出的任何法定聲明的費用及其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出，均由買方負責。

The Purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement ("DMC") and the plans to be 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 agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the 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, and all legal costs and charges of any other documents relating to the sale and purchase of the 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:

益皓置業有限公司  
中原地產代理有限公司  
美聯物業代理有限公司  
利嘉閣地產有限公司  
香港置業(地產代理)有限公司

Excel Home Property Limited  
Centaline Property Agency Limited  
Midland Realty (International) Limited  
Ricacorp Properties Limited  
Hong Kong Property Services (Agency) Limited

世紀21集團有限公司及旗下特許經營商  
香港(國際)地產商會有限公司  
鴻發地產物業

Century 21 Group Limited and Franchisees  
Hong Kong (International) Realty Association Limited  
Hung Fat Property Agency

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.soyosquare.hk](http://www.soyosquare.hk)  
The address of the website designated by the vendor for the development is: [www.soyosquare.hk](http://www.soyosquare.hk)