

# 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	溱岸8號 The Riverpark	期數 (如有) Phase No.(if any)	--
發展項目位置 Location of Development	車公廟路8號 No. 8 Che Kung Miu 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)			981

印製日期 Date of Printing	價單編號 Number of Price List
13-Aug-13	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
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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 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
第一座 Tower 1	5	A*	116.091 (1,250) 露台 Balcony: 3.228 (35); 工作平台 Utility Platform: 1.500 (16)	18,183,000	156,627 (14,546)	--	3.516 (38)	--	18.695 (201)	--	--	--	--	--	
		C*	123.730 (1,332) 露台 Balcony: 3.474 (37); 工作平台 Utility Platform: 1.500 (16)	18,563,000	150,028 (13,936)	--	3.973 (43)	--	34.532 (372)	--	--	--	--	--	
	6	A*	116.091 (1,250) 露台 Balcony: 3.228 (35); 工作平台 Utility Platform: 1.500 (16)	17,793,000	153,268 (14,234)	--	3.516 (38)	--	--	--	--	--	--	--	
		C*	123.730 (1,332) 露台 Balcony: 3.474 (37); 工作平台 Utility Platform: 1.500 (16)	17,880,000	144,508 (13,423)	--	3.973 (43)	--	--	--	--	--	--	--	
	7	A*	116.091 (1,250) 露台 Balcony: 3.228 (35); 工作平台 Utility Platform: 1.500 (16)	17,873,000	153,957 (14,298)	--	3.516 (38)	--	--	--	--	--	--	--	
	45 & 46	A**	199.195 (2,144) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	63,871,000	320,646 (29,791)	--	--	--	17.633 (190)	--	81.211 (874)	--	--	--	
		B**	176.802 (1,903) 露台 Balcony: 4.849 (52); 工作平台 Utility Platform: 1.500 (16)	54,667,000	309,199 (28,727)	--	--	--	--	--	64.967 699	--	--	--	
	46	E**	114.411 (1,232) 露台 Balcony: 3.390 (36) 工作平台 Utility Platform: 1.500 (16)	26,545,000	232,014 (21,546)	--	--	--	8.341 (90)	--	104.018 (1,120)	1.750 (19)	--	--	
第二座 Tower 2	5	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,999,000	162,052 (15,055)	--	3.516 (38)	--	18.662 (201)	--	--	--	--	--	
	6	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	21,735,000	169,491 (15,750)	--	4.028 (43)	--	--	--	--	--	--	--	
		C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,595,000	158,606 (14,735)	--	3.516 (38)	--	--	--	--	--	--	--	
	7	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	21,834,000	170,263 (15,822)	--	4.028 (43)	--	--	--	--	--	--	--	
		C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,677,000	159,306 (14,800)	--	3.516 (38)	--	--	--	--	--	--	--	
	8	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	22,035,000	171,830 (15,967)	--	4.028 (43)	--	--	--	--	--	--	--	
		C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,846,000	160,747 (14,933)	--	3.516 (38)	--	--	--	--	--	--	--	
	9	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,846,000	160,747 (14,933)	--	3.516 (38)	--	--	--	--	--	--	--	
	31	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	20,640,000	176,049 (16,355)	--	3.516 (38)	--	--	--	--	--	--	--	
	32	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	20,782,000	177,260 (16,468)	--	3.516 (38)	--	--	--	--	--	--	--	
33	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	20,925,000	178,480 (16,581)	--	3.516 (38)	--	--	--	--	--	--	--		

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 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
第二座 Tower 2	35	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,067,000	179,691 (16,693)	--	3.516 (38)	--	--	--	--	--	--	--	--
	36	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,213,000	180,937 (16,809)	--	3.516 (38)	--	--	--	--	--	--	--	--
	37	C*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,356,000	182,156 (16,922)	--	3.516 (38)	--	--	--	--	--	--	--	--
	38	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,737,000	185,406 (17,224)	--	3.516 (38)	--	--	--	--	--	--	--	--
	39	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,737,000	185,406 (17,224)	--	3.516 (38)	--	--	--	--	--	--	--	--
	40	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	26,143,000	203,865 (18,944)	--	4.028 (43)	--	--	--	--	--	--	--	--
		C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,737,000	185,406 (17,224)	--	3.516 (38)	--	--	--	--	--	--	--	--
	41	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	26,326,000	205,292 (19,077)	--	4.028 (43)	--	--	--	--	--	--	--	--
		C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	21,885,000	186,668 (17,342)	--	3.516 (38)	--	--	--	--	--	--	--	--
	42	A*#	128.237 (1,380) 露台 Balcony: 3.691 (40); 工作平台 Utility Platform: 1.500 (16)	26,509,000	206,719 (19,209)	--	4.028 (43)	--	--	--	--	--	--	--	--
		C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	22,035,000	187,948 (17,460)	--	3.516 (38)	--	--	--	--	--	--	--	--
	43	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	22,186,000	189,236 (17,580)	--	3.516 (38)	--	--	--	--	--	--	--	--
	45	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	22,337,000	190,524 (17,700)	--	3.516 (38)	--	--	--	--	--	--	--	--
	46	C*#	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	22,642,000	193,125 (17,941)	--	3.516 (38)	--	--	--	--	--	--	--	--
	47 & 48	A**	212.509 (2,287) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	75,083,000	353,317 (32,830)	--	--	--	16.059 (173)	--	--	91.345 (983)	--	--	--
		B**	177.223 (1,908) 露台 Balcony: 4.836 (52); 工作平台 Utility Platform: 1.500 (16)	59,112,000	333,546 (30,981)	--	--	--	--	--	64.599 (695)	--	--	--	--
		C**	199.264 (2,145) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	65,585,000	329,136 (30,576)	--	--	--	17.633 (190)	--	--	81.304 (875)	--	--	--
	48	D**	139.234 (1,499) 露台 Balcony: 4.076 (44); 工作平台 Utility Platform: 1.500 (16)	33,589,000	241,241 (22,408)	--	--	--	3.920 (42)	--	--	111.226 (1,197)	1.733 (19)	--	--
E**		137.097 (1,476) 露台 Balcony: 4.095 (44); 工作平台 Utility Platform: 1.500 (16)	35,361,000	257,927 (23,957)	--	--	--	3.561 (38)	--	--	119.815 (1,290)	1.925 (21)	--	--	

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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	
第三座 Tower 3	29	C*	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	20,582,000	158,961 (14,765)	--	5.125 (55)	--	--	--	--	--	--	--	--	
	31	C*	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	20,864,000	161,139 (14,967)	--	5.125 (55)	--	--	--	--	--	--	--	--	
	33	C*	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,152,000	163,364 (15,174)	--	5.125 (55)	--	--	--	--	--	--	--	--	--
	35	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,343,000	156,457 (14,535)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
		C*	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,296,000	164,476 (15,277)	--	5.125 (55)	--	--	--	--	--	--	--	--	--
	36	C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,529,000	166,275 (15,444)	--	5.125 (55)	--	--	--	--	--	--	--	--	--
	37	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,593,000	158,589 (14,733)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,677,000	167,418 (15,550)	--	5.125 (55)	--	--	--	--	--	--	--	--	--
	38	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,843,000	160,722 (14,931)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,972,000	169,697 (15,762)	--	5.125 (55)	--	--	--	--	--	--	--	--	--
	39	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,843,000	160,722 (14,931)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
	40	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,843,000	160,722 (14,931)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	21,972,000	169,697 (15,762)	--	5.125 (55)	--	--	--	--	--	--	--	--	--
	41	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	18,970,000	161,805 (15,032)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	22,123,000	170,863 (15,870)	--	5.125 (55)	--	--	--	--	--	--	--	--	--
	42	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	19,099,000	162,905 (15,134)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	22,273,000	172,022 (15,978)	--	5.125 (55)	--	--	--	--	--	--	--	--	--
	43	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	19,230,000	164,023 (15,238)	--	3.516 (38)	--	--	--	--	--	--	--	--	--
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40); 工作平台 Utility Platform: 1.500 (16)	22,428,000	173,219 (16,089)	--	5.125 (55)	--	--	--	--	--	--	--	--	--

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)) 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 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
第三座 Tower 3	45	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	19,360,000	165,131 (15,341)	--	3.516 (38)	--	--	--	--	--	--	--	
		C*#	129.478 (1,394) 露台 Balcony: 3.731 (40) 工作平台 Utility Platform: 1.500 (16)	22,581,000	174,400 (16,199)	--	5.125 (55)	--	--	--	--	--	--	--	
	46	A*	117.240 (1,262) 露台 Balcony: 3.261 (35); 工作平台 Utility Platform: 1.500 (16)	19,625,000	167,392 (15,551)	--	3.516 (38)	--	--	--	--	--	--	--	
	47 & 48	A**	199.264 (2,145) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	52,241,000	262,170 (24,355)	--	--	17.663 (190)	--	--	81.304 (875)	--	--	--	
		B**	177.223 (1,908) 露台 Balcony: 4.836 (52); 工作平台 Utility Platform: 1.500 (16)	47,491,000	267,973 (24,890)	--	--	--	--	--	64.819 (698)	--	--	--	
		C**	222.268 (2,392) 露台 Balcony: 5.000 (54) 工作平台 Utility Platform: 1.500 (16)	63,169,000	284,202 (26,408)	--	--	8.723 (94)	--	--	95.357 (1,026)	--	--	--	
第五座 Tower 5	38	F	67.084 (722) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	10,418,000	155,298 (14,429)	--	2.442 (26)	--	--	--	--	--	--		
	45 & 46	A**	189.657 (2,041) 露台 Balcony: 5.000 (54); 工作平台 Utility Platform: 1.500 (16)	44,810,000	236,269 (21,955)	--	--	8.769 (94)	--	--	74.958 (807)	--	--	--	
		B**	179.450 (1,932) 露台 Balcony: 4.880 (53); 工作平台 Utility Platform: 1.500 (16)	43,606,000	242,998 (22,570)	--	--	--	--	--	64.395 (693)	--	--	--	
		C**	184.511 (1,986) 露台 Balcony: 4.924 (53) 工作平台 Utility Platform: 1.500 (16)	47,329,000	256,510 (23,831)	--	--	15.581 (168)	--	--	82.805 (891)	--	--	--	
	46	D**	126.267 (1,359) 露台 Balcony: 3.761 (40) 工作平台 Utility Platform: 1.500 (16)	28,052,000	222,164 (20,642)	--	--	--	--	--	105.663 (1,137)	--	--	--	
		E**	114.627 (1,234) 露台 Balcony: 3.378 (36) 工作平台 Utility Platform: 1.500 (16)	24,485,000	213,606 (19,842)	--	--	5.775 (62)	--	--	95.672 (1,030)	3.150 (34)	--	--	

### 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 section 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) 實用面積及屬該單位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 of the Residential Properties (First-hand Sales) Ordinance.

#### (4) (i) 支付條款 Terms of Payment

買方須選擇下列其中一種付款計劃：

The Purchaser(s) shall choose one of the following payment plans：

##### (A) 現金優惠付款計劃 Cash Payment Plan (照訂價減5%) (5% discount from List Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於售價5%之金額作為臨時訂金。本票或支票抬頭為"的近律師行"或"Deacons"。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(s) shall pay the preliminary deposit equivalent to 5% of the purchase price. All cashier orders and cheques shall be made payable to "Deacons" or "的近律師行" upon signing of the preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

- (2) 買方簽署正式合約時再付售價5%作為加付訂金。

A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.

- (3) 售價90%即售價餘款於買方簽署臨時合約後90天內由買方繳付或於完成交易時付清，以較早者為準。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 90 days after signing of the PASP or upon completion, whichever is the earlier.

##### (B) 180天付款計劃 180-day Payment Plan (照訂價 List Price)

- (1) 買方須於簽署臨時買賣合約(「臨時合約」)時繳付相等於售價5%之金額作為臨時訂金。本票或支票抬頭為"的近律師行"或"Deacons"。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(s) shall pay the preliminary deposit equivalent to 5% of the purchase price. All cashier orders and cheques shall be made payable to "Deacons" or "的近律師行" upon signing of the preliminary Agreement for Sale and Purchase ("PASP"). The formal Agreement for Sale & Purchase ("ASP") shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.

- (2) 買方簽署正式合約時再付售價5%作為加付訂金。

A further 5% of the purchase price being further deposit of the purchase price shall be paid by the Purchaser(s) upon signing of the ASP.

- (3) 售價90%即售價餘款於買方簽署臨時合約後180天內由買方繳付或於完成交易時付清，以較早者為準。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 180 days after signing of the PASP or upon completion, whichever is the earlier.

備註：Note:

- a. 有關臨時買賣合約及/或正式買賣合約及/或樓契之所有印花稅(包括但不限於根據香港法例第117章《印花稅條例》可予徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)、上手契約鑑證本之費用、登記費用、圖則費及買方律師費包括處理、完成、簽署、釐印及登記臨時買賣合約及/或正式買賣合約及/或樓契、有關擬備、打蓋印花、登記及完成大廈公契及管理合約(“大廈公契”)的適當分攤及其他有關買賣本物業之文件等費用，一概由買方負責及於成交日或之前支付。

All stamp duties (including without limitation the Ad Valorem Stamp Duty, the Special Stamp Duty, the Buyer's Stamp Duty and all additional stamp duty chargeable under the Stamp Duty Ordinance (Cap 117, Laws of Hong Kong)) on the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the subsequent Assignment, the charges for certified copy title deeds, the registration fees, plan fees and all the Purchaser's Solicitors charges and disbursements in preparing, completing, executing, stamping and registering the Preliminary Agreement for Sale and Purchase and/or the Agreement for Sale and Purchase and/or the Assignment, a due proportion of the costs for the preparation, stamping, registration and completion of the Deed of Mutual Covenant and Management Agreement (“DMC”) and any other documents relating to the sale and purchase of the Property shall be solely borne and paid by the Purchaser on or before completion.

- b. 買方須在賣方交吉本物業予買方時繳付管理人或賣方一切管理費按金、特別基金、泥頭清理費、預繳管理費及其他根據大廈公契規定可收取之其他按金及費用，買方並須償還賣方代本物業已支付的上述費用包括水電煤按金。

The Purchaser shall before delivery of vacant possession of the Property by the Vendor pay to the Manager or the Vendor all management fee deposit, special fund, debris removal fee, advance payment of management fees and other deposits and payments which are payable in respect of the Property under the DMC and the Purchaser shall reimburse the Vendor for all payment including without limiting to all utilities deposits already paid by the Vendor in respect of the Property.

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

除根據(4)(i)(A)所列之售價優惠及(4)(iii)所列之贈品、財務優惠或利益外，「New World CLUB」會員(不論以其個人或聯同一個或多個會員或非會員)或公司名義的買方(其中一位或多位董事乃「New World CLUB」會員)購買指明住宅物業，在其提供令賣方滿意的會員證明的前提下，可就該指明住宅物業獲得額外一次性3%售價折扣優惠。

In addition to the corresponding discount on the price that is listed in (4)(i)(A) and the gift or financial advantage or benefit listed in (4)(iii), a New World CLUB member (whether purchasing in his sole name or in joint names (together with one or more New World CLUB member(s) or non-member(s))) or a purchaser purchasing in the name of a corporation of which one or more directors of such corporation is/are New World CLUB members shall, in respect of the specified residential property so purchased, be offered an extra one-off 3% discount from the price, subject to production of evidence satisfactory to the Vendor proving membership of New World CLUB.

(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

- a. 在買方揀選住宅物業的同時，該單位於價單上設"\*\*\*"的買方有權從如下表所示的濠岸8號住宅停車位之中揀選一個在揀選指明住宅物業時仍可供揀選的價值港幣\$1,680,000的濠岸8號住宅停車位，惟倘若屆時買方不於上述的同時揀選所述住宅停車位，該權利將會自動失效，且不得於任何該時間之後行使。該住宅物業及已揀選的住宅停車位必須受同一份買賣合約及其後的轉讓契涵蓋。

At the same time when a purchaser selects a residential property, the purchaser of a unit that has a "\*\*\*" in the above price list shall have the right to simultaneously select one HK\$1,680,000 residential parking space of The Riverpark, from the residential parking spaces of The Riverpark listed in the following table which are available for selection at the time of selecting the residential property; for each residential property that the purchaser purchases provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the purchaser fails to select the residential parking space as aforesaid at that same time. Both the residential property and the selected residential parking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

住宅停車位號碼 Residential Parking Space No.	住宅停車位號碼 Residential Parking Space No.	住宅停車位號碼 Residential Parking Space No.	住宅停車位號碼 Residential Parking Space No.	住宅停車位號碼 Residential Parking Space No.
R77	R88	R105	R149	R228
R78	R89	R110	R150	R229
R79	R92	R124	R219	R232
R80	R97	R125	R220	R239
R81	R98	R126	R221	R241
R82	R99	R127	R222	R242
R83	R100	R128	R223	R243
R84	R101	R129	R224	R244
R85	R102	R146	R225	
R86	R103	R147	R226	
R87	R104	R148	R227	

- b. 於價單上設有"\*\*\*"的指明住宅物業必須連同如下表所示分別所分配及編號的住宅停車位一起買賣。這些住宅物業之買方將獲贈根據該表內指明獲分配及編號的每個價值港幣\$1,780,000的濠岸8號住宅停車位，但該住宅物業不會額外或另外獲贈任何濠岸8號住宅停車位。Those specified residential properties that have a "\*\*\*" in the above price list shall be sold together with the residential parking spaces worth HK\$1,780,000 each as respectively allocated and with the numbering as shown in the following table. The purchaser of those residential properties will not be offered any extra or other residential parking space(s) of The Riverpark for free.

大廈名稱 Block Name	樓層 Floor	單位 Unit	住宅停車位號碼 Residential Parking Space No.
第一座 Tower 1	45&46	A	No. R158, R159
第一座 Tower 1	45&46	B	No. R160, R161
第一座 Tower 1	46	E	No. R151
第二座 Tower 2	47&48	A	No. R135, R136
第二座 Tower 2	47&48	B	No. R130, R131
第二座 Tower 2	47&48	C	No. R137, R138
第二座 Tower 2	48	D	No. R106, R107
第二座 Tower 2	48	E	No. R108, R109
第三座 Tower 3	47&48	A	No. R90, R91
第三座 Tower 3	47&48	B	No. R95, R96
第三座 Tower 3	47&48	C	No. R93, R94
第五座 Tower 5	45&46	A	No. R235, R236
第五座 Tower 5	45&46	B	No. R230, R231
第五座 Tower 5	45&46	C	No. R233, R234
第五座 Tower 5	46	D	No. R237
第五座 Tower 5	46	E	No. R240

- c. 在買方揀選住宅物業的同時，該單位於價單上設"#"的買方有權從如下表所示的濠岸8號電單車停車位之中揀選一個在揀選指明住宅物業時仍可供揀選的價值港幣\$80,000的濠岸8號電單車停車位，惟倘若屆時買方不於上述的同時揀選所述電單車停車位，該權利將會自動失效，且不得於任何該時間之後行使。該住宅物業及已揀選的電單車停車位必須受同一份買賣合約及其後的轉讓契涵蓋。

At the same time when a purchaser selects a residential property, the purchasers of a unit that have a "#" in the above price list shall have the right to simultaneously select one HK\$80,000 motor cycle car parking space of The Riverpark, from the motor cycle car parking spaces of The Riverpark listed in the following table which are available for selection at the time of selecting the residential property; for each residential property that the purchaser purchases provided that such right shall automatically lapse and shall not be exercisable at any time thereafter if the purchaser fails to select the motor cycle car parking space as aforesaid at that same time. Both the residential property and the selected motor cycle parking space shall be covered in one single agreement for sale and purchase and one single subsequent assignment.

電單車停車位號碼 Motor Cycle Car Parking Space No.	電單車停車位號碼 Motor Cycle Car Parking Space No.	電單車停車位號碼 Motor Cycle Car Parking Space No.	電單車停車位號碼 Motor Cycle Car Parking Space No.	電單車停車位號碼 Motor Cycle Car Parking Space No.
M2	M7	M13	M18	M23
M3	M8	M14	M19	M24
M4	M9	M15	M20	
M5	M10	M16	M21	
M6	M11	M17	M22	

**(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**

請參閱4(i)備註a

Please refer to Note a. of 4(i)

**(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**

請參閱4(i)備註a

Please refer to Note a. of 4(i)

(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:

Agent appointed by the vendor :

賣方委任的代理：

新世界地產代理有限公司

New World Real Estate Agency Limited

Sub-agents appointed by New World Real Estate Agency Limited :

新世界地產代理有限公司委任的次代理：

中原地產代理有限公司

Centaline Property Agency 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測量行有限公司及旗下特許經營商

Century 21 Surveyors Limited and Franchisees

置業18物業代理有限公司

18 Property Agency Ltd.

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.theriverpark.com.hk](http://www.theriverpark.com.hk)

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