

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目期數名稱 Name of the Phase of the Development	傲瀧 MOUNT PAVILIA	期數（如有） Phase No.(If any)	-
發展項目期數位置 Location of the Phase of the Development	清水灣道663號 663 Clear Water Bay Road		
發展項目期數中的住宅物業的總數 The total number of residential properties in the Phase of the Development			680

印製日期 Date of Printing	價單編號 Number of Price List
12-Sep-19	4

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
23-Sep-19	4A	-

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.)									
座號 Block / Tower Number	樓層 Floor	單位 Residential 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
A	1,2&3	P1	313.262 (3,372) 露台 Balcony: 5.945 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	198,681,000	634,233 (58,921)	4.616 (50)	-	-	53.820 (579)	-	-	78.387 (844)	-	-	-
A	LG & G	G1	300.330 (3,233) 露台 Balcony: 6.017 (65); 工作平台 Utility Platform: - 陽台 Verandah: -	117,868,000	392,462 (36,458)	3.900 (42)	-	-		102.515 (1,103)	-		-	-	-
A	LG & G	G2	296.234 (3,189) 露台 Balcony: 5.981 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	105,694,000	356,792 (33,143)	4.688 (50)	-	-		82.866 (892)	-		-	-	-
A	1,2&3	P3	311.320 (3,351) 露台 Balcony: 5.945 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	155,555,000	499,663 (46,420)	4.616 (50)	-	-	53.820 (579)	-	-	78.387 (844)	-	-	-
A	LG & G	G3	297.273 (3,200) 露台 Balcony: 6.017 (65); 工作平台 Utility Platform: - 陽台 Verandah: -	104,998,000	353,204 (32,812)	4.380 (47)	-	-		73.198 (788)	-		-	-	-
A	1,2&3	P5	274.497 (2,955) 露台 Balcony: 5.945 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	140,105,000	510,406 (47,413)	3.233 (35)	-	-	55.096 (593)	-	-	69.598 (749)	-	-	-
A	LG & G	G5	296.501 (3,192) 露台 Balcony: 5.981 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	111,083,000	374,646 (34,800)	6.819 (73)	-	-		98.931 (1,065)	-		-	-	-

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.)									
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B	1,2&3	P1	313.262 (3,372) 露台 Balcony: 5.945 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	131,937,000	421,171 (39,127)	4.616 (50)	-	-	55.651 (599)		-	78.387 (844)	-	-	-
B	LG & G	G1	299.007 (3,219) 露台 Balcony: 6.017 (65); 工作平台 Utility Platform: - 陽台 Verandah: -	98,153,000	328,263 (30,492)	3.607 (39)	-	-		58.525 (630)	-		-	-	-
B	1,2&3	P2	273.681 (2,946) 露台 Balcony: 5.945 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	113,912,000	416,222 (38,667)	3.233 (35)	-	-	55.103 (593)		-	69.598 (749)	-	-	-
B	LG & G	G2	294.878 (3,174) 露台 Balcony: 5.981 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	98,885,000	335,342 (31,155)	6.122 (66)	-	-		68.430 (737)	-		-	-	-
B	1,2&3	P3	311.664 (3,355) 露台 Balcony: 5.945 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	128,182,000	411,283 (38,206)	4.616 (50)	-	-	53.820 (579)		-	78.387 (844)	-	-	-
B	LG & G	G3	297.370 (3,201) 露台 Balcony: 6.017 (65); 工作平台 Utility Platform: - 陽台 Verandah: -	97,605,000	328,227 (30,492)	3.469 (37)	-	-		61.627 (663)	-		-	-	-
B	1,2&3	P5	274.640 (2,956) 露台 Balcony: 5.945 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	111,578,000	406,270 (37,746)	3.233 (35)	-	-	51.184 (551)		-	69.598 (749)	-	-	-
B	LG & G	G5	292.008 (3,143) 露台 Balcony: 5.981 (64); 工作平台 Utility Platform: - 陽台 Verandah: -	110,419,000	378,137 (35,132)	4.564 (49)	-	-		111.569 (1,201)	-		-	-	-

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C	1 & 2	P1	209.293 (2,253) 露台 Balcony: 6.067 (65); 工作平台 Utility Platform: 3.539 (38); 陽台 Verandah: -	82,219,000	392,842 (36,493)	4.120 (44)	-	-	39.312 (423)		-	85.082 (916)	-	-	-
C	LG & G	G1	254.199 (2,736) 露台 Balcony: 5.024 (54); 工作平台 Utility Platform: 2.350 (25); 陽台 Verandah: -	98,273,000	386,599 (35,918)	3.425 (37)	-	-		73.668 (793)	-		-	-	-
C	1 & 2	P2	204.936 (2,206) 露台 Balcony: 6.268 (67); 工作平台 Utility Platform: 3.539 (38); 陽台 Verandah: -	85,713,000	418,243 (38,854)	4.120 (44)	-	-	29.722 (320)		-	85.081 (916)	-	-	-
C	LG & G	G2	251.139 (2,703) 露台 Balcony: 4.704 (51); 工作平台 Utility Platform: 2.350 (25); 陽台 Verandah: -	77,229,000	307,515 (28,572)	4.563 (49)	-	-		49.065 (528)	-		-	-	-
C	LG & G	G3	250.744 (2,699) 露台 Balcony: 5.024 (54); 工作平台 Utility Platform: 2.350 (25); 陽台 Verandah: -	77,115,000	307,545 (28,572)	3.425 (37)	-	-		51.044 (549)	-		-	-	-
C	LG & G	G5	251.139 (2,703) 露台 Balcony: 4.704 (51); 工作平台 Utility Platform: 2.350 (25); 陽台 Verandah: -	77,229,000	307,515 (28,572)	3.562 (38)	-	-		49.878 (537)	-		-	-	-
C	LG & G	G6	250.744 (2,699) 露台 Balcony: 5.024 (54); 工作平台 Utility Platform: 2.350 (25); 陽台 Verandah: -	77,115,000	307,545 (28,572)	3.900 (42)	-	-		41.233 (444)	-		-	-	-
C	LG & G	G7	254.199 (2,736) 露台 Balcony: 5.024 (54); 工作平台 Utility Platform: 2.350 (25); 陽台 Verandah: -	78,172,000	307,523 (28,572)	3.899 (42)	-	-		37.951 (409)	-		-	-	-

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D	1,2&3	P1	242.889 (2,614) 露台 Balcony: 2.244 (24); 工作平台 Utility Platform: 1.720 (19); 陽台 Verandah: -	110,094,000	453,269 (42,117)	3.395 (37)	-	-	32.407 (349)		-	54.427 (586)	-	-	-
D	LG & G	G1	204.847 (2,205) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	89,978,000	439,245 (40,806)	2.700 (29)	-	-		52.796 (568)	-		-	-	-
D	1,2&3	P2	243.276 (2,619) 露台 Balcony: 2.587 (28); 工作平台 Utility Platform: 1.610 (17); 陽台 Verandah: -	92,609,000	380,675 (35,360)	3.395 (37)	-	-	32.482 (350)		-	59.657 (642)	-	-	-
D	LG & G	G2	204.446 (2,201) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	75,138,000	367,520 (34,138)	3.020 (33)	-	-		52.366 (564)	-		-	-	-
D	1,2&3	P5	243.276 (2,619) 露台 Balcony: 2.587 (28); 工作平台 Utility Platform: 1.610 (17); 陽台 Verandah: -	89,938,000	369,695 (34,341)	3.395 (37)	-	-	32.482 (350)		-	59.657 (642)	-	-	-
D	1,2&3	P6	243.276 (2,619) 露台 Balcony: 2.587 (28); 工作平台 Utility Platform: 1.610 (17); 陽台 Verandah: -	89,048,000	366,037 (34,001)	3.395 (37)	-	-	32.472 (350)		-	59.378 (639)	-	-	-
D	LG & G	G7	204.446 (2,201) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	72,949,000	356,813 (33,144)	3.020 (33)	-	-		52.366 (564)	-		-	-	-

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座號 Block / Tower Number	樓層 Floor	單位 Residential 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
D	1,2&3	P10	243.276 (2,619) 露台 Balcony: 2.587 (28); 工作平台 Utility Platform: 1.610 (17); 陽台 Verandah: -	88,157,000	362,374 (33,661)	3.395 (37)	-	-	32.472 (350)		-	59.378 (639)	-	-	-
D	1,2&3	P11	243.276 (2,619) 露台 Balcony: 2.587 (28); 工作平台 Utility Platform: 1.610 (17); 陽台 Verandah: -	88,157,000	362,374 (33,661)	3.395 (37)	-	-	32.482 (350)		-	59.657 (642)	-	-	-
D	LG & G	G11	204.446 (2,201) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	72,949,000	356,813 (33,144)	3.020 (33)	-	-		52.366 (564)	-		-	-	-
D	1,2&3	P12	243.276 (2,619) 露台 Balcony: 2.587 (28); 工作平台 Utility Platform: 1.610 (17); 陽台 Verandah: -	78,362,000	322,112 (29,921)	3.395 (37)	-	-	32.472 (350)		-	59.378 (639)	-	-	-
D	LG & G	G12	204.446 (2,201) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	64,925,000	317,566 (29,498)	3.020 (33)	-	-		52.366 (564)	-		-	-	-
D	1,2&3	P15	243.276 (2,619) 露台 Balcony: 2.587 (28); 工作平台 Utility Platform: 1.610 (17); 陽台 Verandah: -	78,362,000	322,112 (29,921)	3.395 (37)	-	-	32.482 (350)		-	59.657 (642)	-	-	-
D	LG & G	G15	204.446 (2,201) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	63,312,000	309,676 (28,765)	3.020 (33)	-	-		52.366 (564)	-		-	-	-

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.)									
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D	1,2&3	P16	243.276 (2,619) 露台 Balcony: 2.587 (28); 工作平台 Utility Platform: 1.610 (17); 陽台 Verandah: -	78,362,000	322,112 (29,921)	3.395 (37)	-	-	32.472 (350)		-	59.378 (639)	-	-	-
D	LG & G	G16	204.446 (2,201) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	62,885,000	307,587 (28,571)	3.020 (33)	-	-		52.366 (564)	-		-	-	-
D	1,2&3	P17	242.889 (2,614) 露台 Balcony: 2.244 (24); 工作平台 Utility Platform: 1.720 (19); 陽台 Verandah: -	75,546,000	311,031 (28,901)	3.395 (37)	-	-	32.417 (349)		-	54.706 (589)	-	-	-
D	LG & G	G17	204.847 (2,205) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	62,999,000	307,542 (28,571)	6.969 (75)	-	-		52.801 (568)	-		-	-	-

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E	LG & G	G2	215.891 (2,324) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	77,025,000	356,777 (33,143)	2.813 (30)	-	-		39.563 (426)	-		-	-	-
E	1,2&3	P3	241.358 (2,598) 露台 Balcony: 2.244 (24); 工作平台 Utility Platform: 1.575 (17); 陽台 Verandah: -	90,555,000	375,190 (34,856)	3.395 (37)	-	-	32.613 (351)		-	58.809 (633)	-	-	-
E	LG & G	G3	215.891 (2,324) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	77,025,000	356,777 (33,143)	2.813 (30)	-	-		39.563 (426)	-		-	-	-
E	1,2&3	P5	241.358 (2,598) 露台 Balcony: 2.244 (24); 工作平台 Utility Platform: 1.575 (17); 陽台 Verandah: -	90,555,000	375,190 (34,856)	3.395 (37)	-	-	32.629 (351)		-	59.089 (636)	-	-	-
E	LG & G	G5	215.891 (2,324) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	77,025,000	356,777 (33,143)	2.813 (30)	-	-		39.563 (426)	-		-	-	-
E	1,2&3	P6	241.358 (2,598) 露台 Balcony: 2.244 (24); 工作平台 Utility Platform: 1.575 (17); 陽台 Verandah: -	90,555,000	375,190 (34,856)	3.395 (37)	-	-	32.613 (351)		-	58.809 (633)	-	-	-
E	LG & G	G6	215.891 (2,324) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	77,025,000	356,777 (33,143)	2.813 (30)	-	-		39.563 (426)	-		-	-	-
E	LG & G	G7	218.985 (2,357) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	78,900,000	360,299 (33,475)	2.813 (30)	-	-		63.979 (689)	-		-	-	-

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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.)									
座號 Block / Tower Number	樓層 Floor	單位 Residential 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
F	1,2&3	P1	244.961 (2,637) 露台 Balcony: 2.244 (24); 工作平台 Utility Platform: 1.716 (18); 陽台 Verandah: -	86,983,000	355,089 (32,986)	3.395 (37)	-	-	32.883 (354)		-	58.414 (629)	-	-	-
F	LG & G	G1	218.985 (2,357) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	67,412,000	307,838 (28,601)	2.925 (31)	-	-		46.236 (498)	-		-	-	-
F	LG & G	G2	215.891 (2,324) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	68,412,000	316,882 (29,437)	2.813 (30)	-	-		45.755 (493)	-		-	-	-
F	LG & G	G3	215.891 (2,324) 露台 Balcony: 5.716 (62); 工作平台 Utility Platform: - 陽台 Verandah: -	71,269,000	330,116 (30,667)	2.813 (30)	-	-		45.755 (493)	-		-	-	-
12	G	B	160.709 (1,730) 露台 Balcony: - 工作平台 Utility Platform: - 陽台 Verandah: -	65,670,000	408,627 (37,960)		-	-		100.728 (1,084)	-		-	-	-

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，以了解發展項目的資料。

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：在第(4)段中，『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。因應不同支付條款及 / 或折扣按售價計算得出之價目，皆以拾位到最接近的千位數作為樓價。

Note: In paragraph (4), “the 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 price obtained after applying the relevant terms of payment and/or applicable discounts on the price will be rounded down to the nearest thousand to determine the purchase price.

(4)(i) 支付條款 Terms of Payment

(D1) 董事長 1440 付款 DIRECTOR1440 Payment Plan (照售價) (the price)

- (1) 買方須於簽署臨時買賣合約(「**臨時合約**」)時繳付相等於樓價 5%之金額作為臨時訂金。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 purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("**PASP**"). The formal Agreement for Sale and Purchase ("**Agreement**") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 買方須於簽署臨時合約後 60 天內再付樓價 5%。

5% of the purchase price shall be paid by the Purchaser within 60 days after signing of the PASP by the Purchaser.

- (3) 買方須於簽署臨時合約後 1440 天內再付樓價 90%作為樓價餘款。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 1440 days after signing of the PASP by the Purchaser.

*** 提前付清樓價現金回贈 Early Settlement Cash Rebate**

以下安排以達成協議方作實。如買方提前於買賣合約訂明的付款日期之前付清樓價，賣方可根據以下列表送出現金回贈優惠。如訂明的期限的最後一日不是工作日(按《一手住宅物業銷售條例》第 2(1)條所定義)，則該日定為下一個工作日。賣方會將現金回贈 (如送出) 直接用於支付部份買方依買賣合約訂明應支付之樓價餘額。

Subject to contract, if the Purchaser has fully paid the Purchase Price in advance of the date of payment specified in the Agreement, the Purchaser may be entitled to a cash rebate offered by the Vendor according to the table below. The date of settlement of the purchase price shall be the date on which all the purchase price is received by the Vendor's solicitors. If the last day of the period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day. The Vendor will apply directly the cash rebate (if offered) for part payment of the balance of Purchase Price payable by the Purchaser pursuant to the Agreement.

付清樓價日期 Date of full payment of the Purchase Price	現金回贈金額 Amount of cash rebate
簽署臨時買賣合約的日期後 180 日內 Within 180 days after the date of signing of the PASP	樓價 3% 3% of the Purchase Price
簽署臨時買賣合約的日期後 720 日內 Within 720 days after the date of signing of the PASP	樓價 2% 2% of the Purchase Price
簽署臨時買賣合約的日期後 1080 日內 Within 1080 days after the date of signing of the PASP	樓價 1% 1% of the Purchase Price

(C1) 即供 180 天付款 Cash180 Payment Plan (照售價減 3%) (3% discount on the price)

- (1) 買方須於簽署臨時買賣合約(「**臨時合約**」)時繳付相等於樓價 5%之金額作為臨時訂金。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 purchase price upon signing of the Preliminary Agreement for Sale and Purchase ("**PASP**"). The formal Agreement for Sale and Purchase ("**Agreement**") shall be signed by the Purchaser within 5 working days after signing of the PASP.

- (2) 買方須於簽署臨時合約後 60 天內再付樓價 5%。

5% of the purchase price shall be paid by the Purchaser within 60 days after signing of the PASP by the Purchaser.

- (3) 買方須於簽署臨時合約後 180 天內再付樓價 90%作為樓價餘款。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 180 days after signing of the PASP by the Purchaser.

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

除根據上述(4)(i)段所列之售價優惠(如有)外，買方還享有以下折扣優惠：

In addition to the corresponding discount (if any) on the Price that is listed in (4)(i) herein above, the Purchaser shall be offered discounts as listed below:

1 「New World CLUB」會員優惠

Privilege for 「New World CLUB」 member

在簽署臨時買賣合約當日，買方如屬「New World CLUB」會員，可獲 4%售價折扣優惠。最少一位個人買方(如買方是以個人名義)或最少一位買方之董事(如買方是以香港註冊成立的公司名義)須為「New World CLUB」會員，方可享此折扣優惠。

A 4% discount on the Price would be offered to the Purchaser who is a New World CLUB member on the date of signing of the preliminary agreement for sale and purchase. At least one individual Purchaser (if the Purchaser is an individual(s)) or at least one director of the Purchaser (if the Purchaser is a corporation incorporated in Hong Kong) should be a New World CLUB member on the date of signing the preliminary agreement for sale and purchase in order to enjoy the discount offer.

2 買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下優惠：

A Purchaser who signs the preliminary agreement for sale and purchase to purchase a residential property listed in this price list shall be entitled to enjoy the benefit set out below:

印花稅優惠 Stamp Duty Benefit

買方可獲額外售價 15% 折扣。

An extra 15% discount on the Price will be offered to the Purchaser.

3 貼心現金優惠 Bespoke Cash Privilege

買方可獲額外售價 7% 折扣。

An extra 7% discount on the Price will be offered to the Purchaser.

在簽署臨時買賣合約時符合以下所有條件之買方可獲額外售價 1% 折扣(「**提名優惠**」)：

An extra 1% discount on the Price (“**Nomination Privilege**”) will be offered to the Purchaser who satisfies all the following conditions upon signing of the preliminary agreement:-

- (i) 買方(「**被提名人**」)獲已購買(不論以投標形式或簽署臨時買賣合約)住宅物業的另一位買方(「**合資格提名人**」)提名購買住宅物業。

The Purchaser (“**Nominee**”) has been nominated to purchase residential property by another Purchaser (“**Eligible Nominator**”) who has purchased a residential property (whether by way of tender or signing of preliminary agreement for sale and purchase).

- (ii) 被提名人購買住宅物業的日期必須為合資格提名人購買住宅物業的日期之後至少一日。

The date of purchase of residential property by the Nominee shall be at least one day after the date of purchase of residential property by the Eligible Nominator.

- (iii) 提名優惠適用於被提名人(不論單獨或聯名與其他人)同時購買的一個或多個住宅物業，被提名人亦可要求簽署多於一份臨時買賣合約購買其同時所選購之住宅物業，惟被提名人必須為每一份臨時買賣合約下的買方(或其中之一位買方)。

Nomination Privilege applies to one or more residential properties purchased by the Nominee (whether in his/her/its sole name or jointly with other) at the same time, and the Nominee may request to sign more than one preliminary agreement for sale and purchase in respect of the residential properties selected and purchased by the Nominee at the same time, provided that the Nominee shall be the Purchaser (or one of the Purchaser) under each preliminary agreement for sale and purchase.

- (iv) 就每個被提名人所購買的住宅物業，不論被提名次數只可享用提名優惠一次。

For each residential property purchased by the Nominee, the Nomination Privilege shall apply once only irrespective of the number of nomination.

- (v) 被提名人須在選購住宅物業之前與合資格提名人一同填妥由賣方指定的提名表格，並於選購住宅物業時提交予賣方。

The Nominee shall before selecting and purchasing residential properties complete a nomination form (in the form specified by the Vendor) together with the Eligible Nominator and submit the nomination form to Vendor when selecting and purchasing residential properties.

- (vi) 如合資格提名人最終沒有完成其所購買之住宅物業之買賣，賣方有權向被提名人撤銷並追討已提供之提名優惠。

If the Eligible Nominator does not eventually complete the sale and purchase of the residential property purchased by him/her/it, the Vendor shall have the right to revoke and recover the Nomination Privilege provided to the Nominees.

如有爭議，賣方有權就提名優惠引起的所有事宜作最後決定，該決定對合資格提名人及被提名人有約束力。提名優惠受其他條款及細則所約束。

In case of dispute, the Vendor reserves its rights to make the final decision on all matters arising from the Nomination Privilege and such decision shall be binding on the Eligible Nominator and the Nominees.

(iii) 可就購買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

請參閱上述 4(i) 及 4(ii) 及以下： -

Please refer to 4(i) and 4(ii) herein above and also the following:-

1. 備用成交期延伸優惠 (上限延伸 2 年)

Standby Completion Extension Benefit (maximum 2 years extension)

- (i) 受限於買方滿足以下的先決條件為前提下，賣方可給予買方由正式買賣合約(「**正式合約**」)指明的原定的成交日期起計不多於 2 年(相等於 720 天內)的延伸成交日期 (『**延後交易日**』)： -

Subject to the following conditions precedent being satisfied by the Purchaser, the Vendor may grant to the Purchaser an extension of date of completion for not more than 2 years (equivalent to 720 days) (the "**Extended Completion Date**") from the scheduled date of completion as specified in the formal agreement for sale and purchase (the "**Agreement**") :-

- (a) 備用成交期延伸優惠只適用於個人買方。個人買方已根據臨時買賣合約簽署正式合約；及

The Standby Completion Extension Benefit is applicable to individual Purchaser only who has signed the Agreement in accordance with the preliminary agreement for sale and purchase ("**PASP**"); and

- (b) 買方須最少於正式合約訂明的原定的成交日期(或如適用，補充協議訂明的已延伸的成交日期)的 60 日前，向賣方遞交買方已簽妥的備用成交期延伸優惠的申請表格，及簽署一份經由賣方訂明而未作任何修改的補充協議；及

submission of an application form duly signed by the Purchaser to the Vendor for the Standby Completion Extension ~~Early Move-in~~ Benefit; and a supplemental agreement in the Vendor's prescribed form and content has been signed by the Purchaser without any amendment at least 60 days before the scheduled date of completion as specified in the Agreement (or if applicable, the extended date of completion as specified in the supplemental agreement); and

- (c) 買方已根據正式合約向賣方繳付不少於樓價 10%；及

the Purchaser has paid to the Vendor not less than 10% of the Purchase Price in accordance with the Agreement; and

- (d) 買方已向賣方另外繳付每年相等於樓價 3%的成交期延伸費用(「**成交期延伸費用**」)。為免疑問，若買方申請之延伸年期為 1 年 (不足 1 年亦以 1 年計算)，買方需繳付相等於樓價 3%的成交期延伸費用。若買方申請之延伸年期總長為 2 年，買方需繳付總數相等於樓價 6%的成交期延伸費用。買方使用備用成交期延伸優惠次數上限為 2 次。延伸年期總長上限為 2 年。成交期延伸費用上限為樓價 6%。成交期延伸費用將不可退還；及

the Purchaser has separately paid to the Vendor a completion extension fee ("**Completion Extension Fee**") which is equivalent to 3% of the Purchase Price per year. For the avoidance

of doubt, if the Purchaser has applied for an extension of 1 year (any part of a year shall be rounded up to a year), the Purchaser shall pay a Completion Extension Fee equivalent to 3% of the Purchase Price. If the Purchaser has applied for an extension of 2 years in total, the Purchaser shall pay a Completion Extension Fee equivalent to 6% of the Purchase Price in total. The maximum number of usage of the Standby Completion Extension Benefit shall be 2 times. The maximum period of extension shall be 2 years. The maximum Completion Extension Fee shall be 6% of the Purchase Price. The Completion Extension Fee is non-refundable; and

(e) 買方已同意負責所有就備用成交期延伸優惠而產生的律師費及支出 (包括印花稅)。

the Purchaser has agreed to bear all legal costs and expenses (including stamp duty) arising from the Standby Completion Extension Benefit.

(II) 如延後交易日不是工作日 (按《一手住宅物業銷售條例》第 2(1)條所定義), 則延後交易日定為下一個工作日。

If the Extended Completion Date is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the Extended Completion Date shall fall on the next working day.

(III) 備用成交期延伸優惠受其他條款及細則約束。

Standby Completion Extension Benefit is subject to other terms and conditions.

2. 貸款優惠

Loan Offer

(此優惠只適用於選用 (D1)董事長 1440 付款之買方。)

(This benefit is only applicable to the Purchaser(s) who chooses (D1) DIRECTOR1440 Payment Plan.)

(a) 第二按揭貸款

Second Mortgage Loan

第二按揭貸款的最高金額為淨樓價的 25% , 惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的 75%。詳情請參閱附錄 1(a) 。

The maximum Second Mortgage Loan amount shall be 25% of the Net Purchase Price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan offered shall not exceed 75% of the Net Purchase Price. Please see Appendix 1(a) for details.

上文『**淨樓價**』一詞指扣除 (4)(i)(D1)所述之賣方根據「提前付清樓價現金回贈」提前付清樓價現金回贈的金額(如有) , 後之樓價。

The term "**Net Purchase Price**" above means the amount of the purchase price after deducting the amount of the Early Settlement Cash Rebate pursuant to

"**Early Settlement Cash Rebate**" Benefit (if any) (as stated in (4)(i)(D1))

3. 住宅停車位優先認購權

Priority to Purchase Residential Parking Space

購買列於以下表1內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 1 below,

表1 Table 1

座號Block Number	樓層 Floor	單位 Unit	可優先認購該發展項目內兩個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：- has a priority to purchase two of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-
A	1, 2 & 3	P1	8801A, 8802A, 8941D, 8942D
A	LG & G	G1	8803A, 8804A, 8941D, 8942D
A	LG & G	G2	8807A, 8808A, 8941D, 8942D
A	1, 2 & 3	P3	8809A, 8810A, 8941D, 8942D
A	LG & G	G3	8811A, 8812A, 8941D, 8942D
A	1, 2 & 3	P5	8815A, 8816A, 8941D, 8942D
A	LG & G	G5	8813A, 8814A, 8941D, 8942D

購買列於以下表2內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 2 below,

表2 Table 2

座號Block Number	樓層 Floor	單位 Unit	可優先認購該發展項目內兩個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：- has a priority to purchase two of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-
B	1, 2 & 3	P1	8817A, 8818A, 8941D, 8942D
B	LG & G	G1	8819A, 8820A, 8941D, 8942D
B	1, 2 & 3	P2	8823A, 8824A, 8941D, 8942D
B	LG & G	G2	8821A, 8822A, 8941D, 8942D
B	1, 2 & 3	P3	8825A, 8826A, 8941D, 8942D
B	LG & G	G3	8827A, 8828A, 8941D, 8942D
B	1, 2 & 3	P5	8831A, 8832A, 8941D, 8942D
B	LG & G	G5	8829A, 8830A, 8941D, 8942D

購買列於以下表3內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 3 below,

表3 Table 3

座號Block Number	樓層 Floor	單位 Unit	可優先認購該發展項目內兩個以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：- has a priority to purchase two of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-
C	1 & 2	P1	8701B, 8702B, 8941D, 8942D
C	LG & G	G1	8723B, 8724B, 8941D, 8942D
C	1 & 2	P2	8705B, 8706B, 8941D, 8942D
C	LG & G	G2	8703B, 8704B, 8941D, 8942D
C	LG & G	G3	8721B, 8722B, 8941D, 8942D
C	LG & G	G5	8719B, 8720B, 8941D, 8942D
C	LG & G	G6	8717B, 8718B, 8941D, 8942D
C	LG & G	G7	8715B, 8716B, 8941D, 8942D

購買列於以下表 4 內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 4 below,

表4 Table 4

座號 Block Number	樓層 Floor	單位 Unit	可優先認購該發展項目內 兩個 以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：- has a priority to purchase two of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-
D	1,2 & 3	P1	8941D, 8942D, 8801A, 8802A
D	LG & G	G1	8974D, 8975D, 8801A, 8802A
D	1,2 & 3	P2	8943D, 8944D, 8801A, 8802A
D	LG & G	G2	8976D, 8977D, 8801A, 8802A
D	1,2 & 3	P5	8946D, 8947D, 8801A, 8802A
D	1,2 & 3	P6	8949D, 8950D, 8801A, 8802A
D	LG & G	G7	8986D, 8987D, 8801A, 8802A
D	1,2 & 3	P10	8956D, 8958D, 8801A, 8802A
D	1,2 & 3	P11	8959D, 8960D, 8801A, 8802A
D	LG & G	G11	3903D, 8994D, 8801A, 8802A
D	1,2 & 3	P12	8963D, 8964D, 8801A, 8802A
D	LG & G	G12	8961D, 8962D, 8801A, 8802A
D	1,2 & 3	P15	8965D, 8966D, 8801A, 8802A
D	LG & G	G15	8995D, 8996D, 8801A, 8802A
D	1,2 & 3	P16	8968D, 8969D, 8801A, 8802A
D	LG & G	G16	8982D, 8983D, 8801A, 8802A
D	1,2 & 3	P17	8970D, 8971D, 8801A, 8802A
D	LG & G	G17	3987D, 8931D, 8801A, 8802A

購買列於以下表5內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 5 below,

表5 Table 5

座號Block Number	樓層 Floor	單位 Unit	可優先認購該發展項目內 兩個 以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：- has a priority to purchase two of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-
E	LG & G	G2	8923D, 8924D, 8801A, 8802A
E	1,2 & 3	P3	3906D, 3907D, 8801A, 8802A
E	LG & G	G3	3906D, 3907D, 8925D, 8926D, 8801A, 8802A
E	1,2 & 3	P5	8929D, 8930D, 8801A, 8802A
E	LG & G	G5	8927D, 8928D, 8801A, 8802A
E	1,2 & 3	P6	8935D, 8936D, 8801A, 8802A
E	LG & G	G6	3909D, 8932D, 8801A, 8802A
E	LG & G	G7	8933D, 8934D, 8801A, 8802A

購買列於以下表6內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 6 below,

表6 Table 6

座號Block Number	樓層 Floor	單位 Unit	可優先認購該發展項目內 兩個 以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：- has a priority to purchase two of the following residential parking spaces of the Development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-
F	1,2 & 3	P1	8905D, 8907D, 8801A, 8802A
F	LG & G	G1	3904D, 8908D, 8801A, 8802A
F	LG & G	G2	8903D, 8904D, 8801A, 8802A
F	LG & G	G3	8911D, 8912D, 8801A, 8802A

購買列於以下表7內任何住宅物業之買方，

The Purchaser of any residential property set out in Table 7 below,

表7 Table 7

座號Tower Number	樓層 Floor	單位 Unit	可優先認購該發展項目內 一個 以下所列的住宅停車位(買方須已完成住宅物業的買賣交易)，如尚可供認購：- has a priority to purchase one of the following residential parking spaces of the development (the Purchaser shall have completed the sale and purchase of the residential property), subject to availability:-
12	G	B	3501C, 3511C, 3512C, 3554C

4. 僱員、親屬、朋友或商業夥伴現金回贈

Employees, Relatives, Friends or Business Partners Cash Rebate

- (a) 在符合以下各項條件下，買方有權獲賣方提供金額相等於該物業淨樓價 0.8%的現金回贈：-

Subject to satisfaction of the following conditions, the Purchaser shall be entitled to a cash rebate offered by the Vendor which amount shall be equal to 0.8% of the Net Purchase Price of the Property :-

- (i) 買方或(如買方為公司) 買方的任何董事在臨時買賣合約之日為 :-

As at the date of the preliminary agreement for sale and purchase ("PASP") of the Property, the Purchaser or (if the Purchaser is a corporation) any director of the Purchaser is :-

- (1) 新世界集團的僱員；或

an employee of New World Group; or

- (2) 新世界集團僱員的親屬、朋友或商業夥伴(前述每一種關係於下文稱為『**該指定關係**』)，惟賣方有絕對酌情權決定該指定關係的條件是否獲得滿足，且如有任何爭議，賣方之決定為最終並對買方有約束力；

a relative, friend or business partner of any employee of New World Group (each of the said relationships is hereinafter referred to as the "**Designated Relationship**"), provided that the Vendor shall have absolute discretion to decide whether the criteria of the Designated Relationship are satisfied and in case of dispute, the Vendor's decision shall be final and binding on the Purchaser;

- (ii) 買方購買該物業時並無涉及中介人或代理；及

No intermediary or agent was involved in the purchase of the Property by the Purchaser; and

- (iii) 買方已按照正式合約(如適用，包括所有按備用成交期延伸優惠需簽訂的修改後的正式合約及補充合約)付清該物業的樓價餘額。

The Purchaser has settled the balance of Purchase Price of the Property in accordance with the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the Standby Completion Extension Benefit).

上文『**淨樓價**』一詞指扣除 (4)(i)(D1)所述之賣方根據「提前付清樓價現金回贈」提前付清樓價現金回贈的金額(如有)，後之樓價。

The term "**Net Purchase Price**" above means the amount of the purchase price after deducting the amount of the Early Settlement Cash Rebate pursuant to "**Early Settlement Cash Rebate**" Benefit (if any) (as stated in (4)(i)(D1))

- (b) 買方須於付清該物業的樓價餘額前最少 30 天向賣方發出書面通知以申請僱員、親屬、朋友或商業夥伴現金回贈。如賣方要求，買方須按賣方的要求提供證明文件證明買方為新世界集團的僱員或該指定關係以令賣方滿意。賣方就是否滿意上文(a)(ii)段所述要求而作出的決定為最終局及對買方具有約束力。

The Purchaser shall notify the Vendor in writing to apply for the Employees, Relatives, Friends or Business Partners Cash Rebate at least 30 days before the date of settlement of the balance of Purchase Price of the Property. Upon request by the Vendor, the Purchaser shall provide documentary evidence to prove that he/she is an employee of New World Group or the Designated Relationship to the Vendor's satisfaction. The Vendor's decision as to whether the requirement under sub-paragraph (a)(ii) above is satisfied is final and binding on the Purchaser.

- (c) 賣方會於收到申請並確認有關資料無誤後將僱員、親屬、朋友或商業夥伴現金回贈直接用於支付部份樓價餘額。

After the Vendor has received the application and duly verified the information, the Vendor will apply the Employees, Relatives, Friends or Business Partners Cash Rebate for part payment of the balance of the Purchase Price directly.

- (d) 如有任何爭議，賣方的決定須為最終局及對買方具有約束力。

In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.

5. 提前入住優惠 Early Move-in Benefit

- (a) 受限於以下各項，在買方滿足以下的先決條件的前提下，賣方可給予買方許可證以准許買方以許可人的身份在住宅物業買賣交易完成前佔用住宅物業：-

Subject to the following conditions precedent being satisfied by the Purchaser, the Vendor may grant an licence to the Purchaser to occupy the residential property as a licensee prior to the completion of sale and purchase of the residential property:-

- (i) 提前入住優惠只適用於個人買方。個人買方已根據臨時買賣合約簽署正式買賣合約(「正式合約」)；及

The Early Move-in Benefit is applicable to individual Purchaser only who has signed the formal agreement for sale and purchase (the "**Agreement**") in accordance with the preliminary agreement for sale and purchase; and

- (ii) 買方須於簽署臨時買賣合約的日期後 60 日內，向賣方遞交買方已簽妥的提前入住優惠的申請表格，及簽署一份經由賣方訂明而未作任何修改的許可協議；及
submission of an application form duly signed by the Purchaser to the Vendor for the Early Move-in Benefit; and a licence agreement in the Vendor's prescribed form and content has been signed by the Purchaser without any amendment within 60 days after the date of signing of the preliminary agreement for sale and purchase; and

- (iii) 買方已根據正式合約(如適用，包括所有按**備用成交期延伸優惠**需簽訂的修改後的正式合約及補充合約)向賣方繳付不少於樓價 10%；及
the Purchaser has paid to the Vendor not less than 10% of the purchase price in accordance with the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the **Standby Completion Extension Benefit**); and
- (iv) 買方已向賣方另外繳付相等於樓價 2% (如樓價餘額須於買方簽署臨時合約後第 180 日內繳付) 或 5% (如樓價餘額須於買方簽署臨時合約後第 180 日後但於買方簽署臨時合約後第 1440 日前繳付) 之許可證費用(「**許可證費用**」)(不論許可期的長短)，而許可證費用將按以下第(b)段所述的方式使用；及
the Purchaser has separately paid a licence fee (“**Licence Fee**”) equivalent to 2% of the Purchase Price (if the balance of Purchase Price shall be paid within 180 days after the signing of the PASP by the Purchaser)) or 5% (if the balance of Purchase Price shall be paid after 180 days after the signing of the PASP by the Purchaser but on or before 1440 days after the signing of the PASP by the Purchaser), which shall be applied in accordance with paragraphs (b) below; and
- (v) 許可期由簽署臨時合約後 60 日或許可協議訂明之日開始 (以較遲者為準) 並於(如買方揀選(D1)董事長 1440 付款)買方簽署臨時合約後第 1440 日或在物業買賣交易完成時截止或(如買方選用(A1) 即供 180 天付款)買方簽署臨時合約後第 180 日或在物業買賣交易完成時截止；及
the licence period shall commence not earlier than 60 days after the date of the signing of PASP by the Purchaser or the date specified in the licence agreement (whichever is the later) and expire on (if the Purchaser elects Payment Plan (D1)) 1440 days after signing of the PASP by the Purchaser or (if the Purchaser elects Payment Plan (A1)) 180 days after signing of the PASP by the Purchaser; and
- (vi) 如買方提前於正式合約指明的原定的成交日期完成指明住宅物業之買賣，可獲贈賣方代繳由簽署轉讓契日期起至該原定的成交日期期間之管理費(包括首尾兩日)；及
If the Purchaser completes the sale and purchase of the relevant specified residential property earlier than the scheduled date of completion as specified in the Agreement, the Purchaser shall be offered with the payment of the management fees for period from date of assignment to the said scheduled date of completion by the Vendor on his/her/their behalf; and
- (vii) 買方已同意負責所有就許可協議而產生的律師費及支出 (包括印花稅)；及
the Purchaser has agreed to bear all legal costs and expenses (including stamp duty) arising from the licence agreement; and
- (viii) 如 (i) 買方未能按正式合約(如適用，包括所有按**備用成交期延伸優惠**需簽訂的修改後的正式合約及補充合約)繳付任何款項；(ii) 買方未能按正式合約(如適用，包括所有按**備用成交期延伸優惠**需簽訂的修改後的正式合約及補充合約)完成住宅物業的買賣；(iii) 買方違反許可協議的任何條款；或 (iv) 該等情況發生導致許可協議按其條款終止，賣方將有權利終止許可協議。
the Vendor shall be entitled to terminate the licence agreement if (i) the Purchaser fails to make any payment in accordance with the Agreement (if applicable, including all revised

agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the **Standby Completion Extension Benefit**); (ii) the Purchaser fails to complete the sale and purchase of the residential property in accordance with the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the **Standby Completion Extension Benefit**); (iii) the Purchaser breaches any terms under the licence agreement; or (iv) the occurrence of such circumstances resulting in termination of the licence agreement pursuant to the provisions of the licence agreement.

(ix) 任何其他由賣方施加的條款及細則。

any other terms and conditions as shall be imposed by the Vendor.

(b) 受限於個人買方根據正式合約(如適用，包括所有按**備用成交期延伸優惠**需簽訂的修改後的正式合約及補充合約)及由賣方施加的其他條款及條件完成住宅物業買賣，賣方於住宅物業買賣成交時，將許可證費用直接用於支付部份樓價餘額。在其他情況，許可證費用將不可退還。

Subject to completion of the sale and purchase of the residential property by the Purchaser in accordance with the Agreement (if applicable, including all revised agreement(s) for sale and purchase and supplemental agreement(s) required to be entered into under the **Standby Completion Extension Benefit**) and such other terms and conditions as prescribed by the Vendor, the Licence Fee will be applied for part payment of the balance of the purchase price directly by the Vendor upon completion of the sale and purchase of the specified residential property. In other circumstances, the Licence Fee is non-refundable.

(c) 提前入住優惠受其他條款及細則約束。

Early Move-in Benefit is subject to other terms and conditions.

6. 送贈傢俱優惠 Free Furniture Offer

買方可免費獲贈附錄3內相應表內所述之相關住宅物業之裝飾、傢俱和物件(『**該傢俱**』)。賣方或其代表不會就該傢俱作出任何保證、保養或陳述，更不會就其狀況、狀態、品質及性能，及其是否或會否在可運作狀態作出任何保證、保養或陳述。該傢俱將於住宅物業成交日以成交時之狀況連同住宅物業交予買方。任何情況下，買方不得就該傢俱提出任何異議或質詢。本優惠受其他條款及條件約束。

The Purchaser will be provided with the decoration, furniture and chattels of the relevant residential property as set out in the corresponding table in Appendix 3 hereto (the “**Furniture**”) free of charge. No warranty, maintenance or representation whatsoever is given by the Vendor or any person on behalf of the Vendor in any respect regarding the Furniture. In particular, no warranty, maintenance or representation whatsoever is given as to the condition, state, quality or fitness of any of the Furniture or as to whether any of the Furniture is or will be in working condition. The Furniture will be delivered to the Purchaser upon completion of the sale and purchase of the residential property in such condition as at completion together with the residential property. In any event, no objection or requisitions whatsoever shall be raised by the Purchaser in respect of the Furniture. This offer is subject to other terms and conditions.

買方可向賣方的指定財務機構，怡家財務有限公司(『財務機構』)，申請第二按揭貸款，主要條款如下：

The Purchaser can apply to the Vendor's designated financing company, Housing Finance Limited ("Financing Company"), for the Second Mortgage Loan. Key terms are as follows:

- (I) 第二按揭貸款年期最長可達 25 年或等同或不超過第一按揭貸款的年期，以較短者為準。
The maximum tenor of the Second Mortgage Loan shall be up to 25 years or same as or not exceeding the tenor of the first mortgage loan, whichever is shorter.
- (II) 第二按揭貸款的利率在首 2 年內以香港上海滙豐銀行有限公司之不時報價的港元最優惠利率("P")減 2% p.a.計算(但實際利率不可低過 1% p.a.)，其後按 P 計算，利率浮動。最終利率以財務機構審批結果而定。
The interest rate of the Second Mortgage Loan for the first 2 years shall be calculated at 2% p.a. below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time ("P") (but the actual interest rate shall not be less than 1% p.a.) and thereafter at P, subject to fluctuation. The final interest rate will be subject to approval by the Financing Company.
- (III) 買方及其擔保人(如有)須提供足夠文件證明其還款能力。
The Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her/their repayment ability..
- (IV) 提取第二按揭貸款後一個月開始第一期供款，以後每月供款。
The first instalment payment is payable one month after the date of drawdown of the Second Mortgage Loan, and instalments shall be payable on monthly basis thereafter.
- (V) 該物業之火險必須經由財務機構代為投保及續保，有關保費由買方繳付。
Fire insurance of the Property and annual renewal thereof shall be arranged through the Financing Company. The insurance premium shall be borne by the Purchaser.
- (VI) 所有分期供款及火險保費必須以自動轉賬形式支付。
All monthly instalment payments and fire insurance premium must be paid through autopay services.
- (VII) 可提早全部或部分還款，須於一個月前以書面通知財務機構，提早部分還款每次須為港幣五萬元之倍數，而最低還款額為港幣五萬元。
Early repayment in full or in part of the Second Mortgage Loan is permitted subject to a minimum prepaid amount of HK\$50,000.00 and in multiples of HK\$50,000.00 each time, and giving not less than one month's prior written notice to the Financing Company.
- (VIII) 違約利率以上第(II)段所述之訂明貸款利率加 3 厘。
The default interest rate is extra 3% on top of the prescribed interest rate mentioned in paragraph (II) above.
- (IX) 第一按揭銀行須為財務機構所指定及轉介之銀行，買方並且須首先得到該銀行同意辦理第二按揭貸款。
First mortgagee bank shall be nominated and referred by the Financing Company and the Purchaser shall obtain a prior consent from the first mortgagee bank to apply for the Second Mortgage Loan.
- (X) 第二按揭及其他有關的貸款文件必須經由財務機構指定的律師樓辦理，一切有關費用概由買方繳付。
The second mortgage and other related loan documents must be processed through the solicitor firm designated by the Financing Company. All legal fee and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the Purchaser.

- (XI) 買方及其擔保人(如有)須於預計貸款支取日的 45 日前帶同臨時買賣合約、身份證明文件及入息証明，親身前往財務機構辦理第二按揭貸款申請。買方及其擔保人(如有)必須提供身份證明及所須文件之副本，所有提交的文件，一律不予發還。所有買方及擔保人(如有)必須親身前往財務機構指定的律師樓簽署有關法律文件。
At least 45 days prior to the anticipated loan drawdown date, the Purchaser and his/her guarantor(s) (if any) shall attend the office of the Financing Company in person and bring along the preliminary agreement for sale and purchase, his/her/their identity documents and income proof to apply for the Second Mortgage Loan. The Purchaser and his/her guarantor(s) (if any) must provide duplicate copies of their identity documents and all relevant supporting evidence as the Financing Company may think necessary. The documents provided will not be returned. All the Purchaser and his/her guarantor(s) (if any) must sign the relevant legal documents personally at the office of solicitors firm designated by the Financing Company.
- (XII) 財務機構處理第二按揭貸款申請而要求及/或將要求的所有文件，買方必須盡快但在任何情況下不遲於預計貸款支取日的四十五 (45) 天前遞交財務機構。在任何情況下，財務機構不須承擔處理和批准第二按揭貸款申請的任何延誤或推遲的責任，及/或買方/擔保人因此或與其有關而蒙受的任何損失或傷害。
All documents requested and/or to be requested by the Financing Company for processing the Second Mortgage Loan application must be delivered to the Financing Company as soon as possible but in no event later than forty-five (45) days prior to the anticipated loan drawdown date. In any event, the Financing Company shall not be responsible for any delay or postponement in processing and approving the Second Mortgage Loan application and/or any loss or damage suffered by the Purchaser/guarantor(s) as a result thereof or in connection therewith.
- (XIII) 買方須就申請第二按揭貸款支付相等於第二按揭貸款金額 0.5%不可退還的申請手續費。
The Purchaser shall pay 0.5% of Second Mortgage Loan amount being the non-refundable application fee for the Second Mortgage Loan.
- (XIV) 買方敬請向財務機構查詢有關貸款申請手續、用途及詳情。貸款批出與否及其條款，財務機構有最終決定權。不論任何貸款獲批與否，買方仍須按正式合約完成該物業的交易及繳付該物業的樓價全數。
The Purchaser is advised to enquire with the Financing Company about the application procedure, the purpose and the details of the loan. The approval or disapproval of the loan and the terms thereof are subject to the final decision of the Financing Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the Property and shall pay the full Purchase Price of the Property in accordance with the Agreement.
- (XV) 此貸款受其他條款及細則約束。
This loan is subject to other terms and conditions.
- (XVI) 有關第二按揭之批核與否及按揭條款及條件以財務機構之最終決定為準，且於任何情況下賣方均無需為此負責。
The terms and conditions and the approval of applications for the Second Mortgage Loan are subject to the final decision of the Financing Company, and the Vendor shall under no circumstances be responsible therefor.

- (I) 如買方於簽署住宅物業的臨時買賣合約後 7 天內行使購買住宅停車位之權利購買住宅停車位，可獲該住宅停車位載於相關價單的售價減港幣 30 萬折扣。
If the Purchaser exercises the priority to purchase residential parking space within 7 days after the date of signing of the Preliminary Agreement for Sale and Purchase of the residential property, the Purchaser shall be entitled to a discount of HK\$300,000 on the price of the residential parking space as set out in the relevant price list.
- (II) 如買方未有於簽署住宅物業的臨時買賣合約後 30 天內行使購買住宅停車位之權利，該購買住宅停車位之權利將會自動失效，買方不會為此獲得任何補償。
If the Purchaser does not exercise the priority to purchase residential parking space within 30 days after the date of signing of the Preliminary Agreement for Sale and Purchase of the residential property, the priority to purchase residential car parking space shall lapse automatically and the Purchaser shall not be entitled to any compensation therefor.
- (III) 住宅停車位的售價及支付辦法詳情將由賣方全權及絕對酌情決定。住宅停車位的成交日期不得早於住宅物業的成交日期。
The price and payment terms of residential parking space will be determined by the Vendor at its sole and absolute discretion. The date of completion of the residential parking space shall not be earlier than the date of completion of the residential property.

表 1 (只適用於 Block C 座地下低層和地下 G1 (花園複式 1 號))

Table 1 (only applicable to Block C LG/F & G/F G1 (Garden Duplex 1))

	Item 物品	Quantity 數量
Living Room 客廳	Bench 長椅子	2
	Cabinet 儲物櫃	1
	Sofa 沙發	1
	Floor Lamp 地燈	1
	Coffee Table 咖啡桌	2
	Arm Chair 扶手椅	1
Garden 花園	Dining Chairs 餐椅	6
	Dining Table 餐桌	1
	Sofa 沙發	1
	Coffee Table 咖啡桌	1
Dining Room 飯廳	Dining Chairs 餐椅	8
	Dining Table 餐桌	1
Bedroom 4 睡房 4	Chair 椅	1
	Desk 書桌	1
	Bedside Table 床頭櫃	2
	Bed 床	1
	Wardrobe 衣櫃	2
Family Room 家庭廳	Bench 長椅子	2
	Shoes Cabinet 鞋櫃	1

	Item 物品	Quantity 數量
Bedroom 3 睡房 3	Bedside Table 床頭櫃	2
	Bed 床	1
	Bench 長椅子	1
	Wardrobe 衣櫃	2
Bedroom 2 睡房 2	Bed 床	1
	Wardrobe 衣櫃	1
	Sofa 沙發	1
Master Bedroom 主人睡房	Wardrobe 衣櫃	2
	Bench 長椅子	1
	Cabinet 儲物櫃	1
	Wardrobe 衣櫃	1
	Floor Cabinet 地櫃	1
	Bed 床	1
	Wall Shelf System 層板	1
	Coffee table 咖啡桌	1
	Chair 椅	1

表 2 (只適用於 Block D 座 1 樓至 3 樓 P1 (頂層三複式 1 號))

Table 2 (only applicable to Block D 1/F - 3/F P1 (Penthouse Triplex 1))

	Item 物品	Quantity 數量
Entrance Hall 入口大廳	Console 落地櫃	1
Dining Room 飯廳	Dining Table 餐桌	1
	Dining Chairs 餐椅	8
	Decorative Screen 裝飾屏幕	1
	Bar Stool 酒吧凳	2
Living Room 客廳	Sofa 沙發	1
	Coffee Table 咖啡桌	1
	Arm Chair 扶手椅	2
	Lounge Chair & Stool 休閒椅和凳	1
	Side Table 茶几	1
	Floor Lamp 地燈	1
Flat Roof 平台	Sunbed 日光浴床	2
	Coffee Table 咖啡桌	1
Family Room 家庭房	Bench 長凳	1
	Arm Chair 扶手椅	1
	Coffee Table 咖啡桌	2

	Item 物品	Quantity 數量
Bedroom 3 睡房 3	Bed 床	1
	Bedside Table 床頭櫃	2
Bedroom 4 睡房 4	Bed 床	1
	Bedside Table 床頭櫃	2
Master Bedroom 主人睡房	Bed 床	1
	Bedside Table 床頭櫃	2
	Bench 長凳	1
	Study Chair 椅子	1
	Table Lamp 檯燈	1
Flat Roof 平台	Hanging chair 吊椅	1
	Stool 凳	1
Bedroom 2 睡房 2	Low Cabinet 低櫃	1
	Armchair 扶手椅	1
	Floor Lamp 地燈	1
	Table Lamp 檯燈	1
Roof 天台	Sofa 沙發	1
	Armchair 扶手椅	1
	Coffee Table 咖啡桌	1
	Bench 長凳	1
	Floor Lamp 地燈	1

表 3 (只適用於 Block D 座地下低層和地下 G1 (花園複式 1 號))

Table 3 (only applicable to Block D LG/F & G/F G1 (Garden Duplex 1))

	Item 物品	Quantity 數量
Living Room 客廳	Sofa 沙發	1
	Coffee Table 咖啡桌	1
	Arm Chair 扶手椅	1
	Stool 凳	2
	TV Cabinet 電視櫃	1
Dining Room 飯廳	Dining Table 餐桌	1
	Dining Chairs 餐椅	6
	Trolley 手推車	1
	Bar Stool 酒吧凳	2
Store 儲物房	Bean Bag 豆袋	2
	Bookcase 書櫃	1
Bedroom 4 睡房 4	Wardrobe 衣櫃	1
	Bedside Table 床頭櫃	2
	Wardrobe 衣櫃	1
	Bookcase 書櫃	1
Bedroom 3 睡房 3	Bed 床	1
	Wardrobe 衣櫃	2

	Item 物品	Quantity 數量
Master Bedroom 主人睡房	Bed 床	1
	Bedside Table 床頭櫃	2
	Bench 長椅子	1
	Dressing Table 梳妝台	1
	Dressing Chair 梳妝椅	1
	Sofa with Side Table 沙發與茶几	1
	Stool 凳	1
	Suspended Seat 懸浮座椅	1
	Wardrobe 衣櫃	1
	Metal Screen 金屬屏	2

表 4 (只適用於第 12 座地下 B 單位)

Table 4 (only applicable to Flat B on the Ground Floor of Tower 12)

	Item 物品	Quantity 數量
Entrance Hall 入口大廳	Console 落地櫃	1
Dining Room 飯廳	Dining Table 餐桌	1
	Dining Chairs 餐椅	6
Living Room 客廳	Sofa 沙發	1
	Coffee Table 咖啡桌	1
	Arm Chair 扶手椅	1
	Lounge Chair 休閒椅	1
	Side Table 茶几	1
	Cushion Seat 坐墊座椅	1
Garden 花園	Table 桌	1
	Cushion Seat 坐墊座椅	6
	Chair 椅	2
	Coffee Table 咖啡桌	1
Bedroom 2 睡房 2	Bed 床	1
	Study Table 閱讀桌	1
Bedroom 3 睡房 3	Study Chair 椅子	1
	Table Lamp 檯燈	1

	Item 物品	Quantity 數量
Bedroom 4 睡房 4	Bed 床	1
	Bedside Table 床頭櫃	2
Master Bedroom 主人睡房	Bed 床	1
	Bedside table 床頭櫃	2
	Table Lamp 檯燈	1
	Lounge Chair 休閒椅	1
	Side Table 茶几	1

(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

- (i) 若買方為個人或於香港註冊的有限公司，亦聘用賣方律師代表其購買住宅物業，賣方將承擔該律師在處理買賣合約、其後之轉讓契及一般銀行的第一法定按揭(如有)(不包括賣方指定財務機構的備用第一按揭)之律師費用，但不包括擔保書、其他抵押文件、董事及/或股東決議書、海外法律意見書及其他相關法律文件的律師費用及所有代墊付費用(該等費用由買方支付)。在任何其他情況下，買方須負責其在有關購買住宅物業之所有律師費用及代墊付費用。

If the Purchaser is individual or is a company incorporated in Hong Kong and shall also instruct the Vendor's solicitors to act for him/her/it in respect of the purchase of the residential property, the Vendor shall bear such solicitors' legal costs in respect of the Agreement for Sale and Purchase, the subsequent Assignment and the standard First Legal Mortgage (if any) of banks (but excluding the First Standby Mortgage of the Vendor's designated financing company), exclusive of the legal costs in respect of any guarantee, other security Documents, board's/shareholders' resolutions, overseas legal opinion other relevant legal Documents and all Disbursements, which shall be borne by the Purchaser. In any other cases, the Purchaser shall bear his/her/its own solicitors' legal costs and Disbursements in respect of the purchase of the residential property.

- (ii) 買方需支付印花稅包括但不限於從價印花稅、買家印花稅及額外印花稅(如適用)。

All stamp duty payments including, but not limited to, ad valorem stamp duty, buyer's stamp duty and special stamp duty (if applicable) will 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之費用的適當分攤、住宅物業的業權契據及文件認證副本之費用、住宅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/或從價印花稅較高稅率(第1標準)而須作出的任何法定聲明的費用，(受前述之(iv)段之限制)住宅物業的按揭(如有)之法律及其他費用及代墊付費用及其他有關該住宅物業的買賣的文件的所有法律及其他實際支出等，均由買方負責。

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 ("DMC") and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the Agreement for Sale and Purchase and the assignment of the residential property, the costs of any statutory declaration required for application for exemption of buyer's stamp duty and/or higher rates (Scale 1) of ad valorem stamp duty, (subject to the preceding paragraph (iv)) all legal and other costs and Disbursements in respect of any mortgage (if any) in respect of the residential property and all legal costs and charges of any other documents relating to the sale and purchase of the residential property.

(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:

新世界地產代理有限公司 New World Real Estate 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.mountpavilia.com.hk

The address of the website designated by the vendor for the development is: www.mountpavilia.com.hk