

## 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	THE PARKVILLE (天生樓)	期數 (如有) Phase No.(If any)	-
發展項目位置 Location of Development	屯門鄉事會路88號 88 Tuen Mun Heung Sze Wui 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)			100

印製日期 Date of Printing	價單編號 Number of Price List
3/10/2017	2

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
28-Dec-17	2A	-

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
THE PARKVILLE	30	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	16,901,000	215,802 (20,049)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	29	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	16,606,000	212,036 (19,699)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	28	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	16,316,000	208,333 (19,355)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	27	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	16,030,000	204,681 (19,015)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	26	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,750,000	201,106 (18,683)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	25	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	15,475,000	197,594 (18,357)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	7	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	13,883,000	177,267 (16,469)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	6	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	13,828,000	176,564 (16,403)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	5	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	13,773,000	175,862 (16,338)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	3	A	78.317 (843) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 1.500 (16)	13,719,000	175,173 (16,274)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	2	A	76.317 (821) 露台 Balcony: - 工作平台 Utility Platform: 1.500 (16)	16,112,000	211,119 (19,625)	-	-	-	12.738 (137)	-	-	-	-	-	
THE PARKVILLE	30	B	39.192 (422) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,947,000	228,286 (21,201)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	29	B	39.192 (422) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,771,000	223,796 (20,784)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	28	B	39.192 (422) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: -	8,599,000	219,407 (20,377)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	2	B	23.728 (255) 露台 Balcony: - 工作平台 Utility Platform: -	6,115,000	257,712 (23,980)	-	-	-	5.708 (61)	-	-	-	-	-	

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
THE PARKVILLE	30	C	53.437 (575) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,377,000	231,619 (21,525)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	29	C	53.437 (575) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	12,135,000	227,090 (21,104)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	28	C	53.437 (575) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,897,000	222,636 (20,690)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	27	C	53.437 (575) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,664,000	218,276 (20,285)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	26	C	53.437 (575) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,435,000	213,990 (19,887)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	25	C	53.437 (575) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,211,000	209,798 (19,497)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	5	C	53.437 (575) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,937,000	185,957 (17,282)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	3	C	53.437 (575) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	9,937,000	185,957 (17,282)	-	-	-	-	-	-	-	-	-	
THE PARKVILLE	2	C	22.371 (241) 露台 Balcony: - 工作平台 Utility Platform: -	5,733,000	256,269 (23,788)	-	-	-	3.607 (39)	-	-	-	-	-	

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.)									
						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
THE PARKVILLE	30	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	14,140,000	204,374 (18,980)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	29	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,893,000	200,804 (18,648)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	28	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,651,000	197,306 (18,323)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	27	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,452,000	194,430 (18,056)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	26	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,256,000	191,597 (17,793)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	25	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	13,063,000	188,807 (17,534)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	7	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,781,000	170,278 (15,813)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	6	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,734,000	169,598 (15,750)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	5	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,688,000	168,933 (15,689)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	3	D	69.187 (745) 露台 Balcony: 2.000 (22); 工作平台 Utility Platform: 1.500 (16)	11,642,000	168,269 (15,627)	-	-	-	-	-	-	-	-	-	-
THE PARKVILLE	2	D	67.187 (723) 露台 Balcony: - 工作平台 Utility Platform: 1.500 (16)	13,601,000	202,435 (18,812)	-	-	-	9.736 (105)	-	-	-	-	-	-

### 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：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，皆以向下捨入之方式換算至到最接近的千位數作為樓價。

Note: In paragraph (4), "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.

(i) 支付條款 Terms of Payment

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，並須用港幣\$100,000銀行本票以支付部份臨時訂金，

抬頭請寫「高李葉律師行」或"KAO, LEE & YIP"。請另備支票以補足臨時訂金之餘額，抬頭請寫「高李葉律師行」或"KAO, LEE & YIP"。

Upon signing of the Preliminary Agreement for Sale and Purchase, purchasers shall pay the preliminary deposit equivalent to 5% of the purchase price. A cashier order of HK\$100,000 being part of the preliminary deposit shall be made payable to "KAO, LEE & YIP" or 「高李葉律師行」。Please prepare a cheque payable to "KAO, LEE & YIP" or 「高李葉律師行」 to pay for the balance of the preliminary deposit.

(A) 180天現金優惠付款計劃 180-day Cash Payment Plan (照售價減3%) (3% discount from the price)

此付款計劃只適用於購買以下精選住宅物業之買方。

This payment plan is only applicable to the Purchaser(s) of the Privilege Residential Property(ies) listed below.

精選住宅物業：

Privilege Residential Property(ies):

樓層 Floor	單位 Unit
2, 3, 5, 6, 7, 25, 26, 27, 28, 29, 30	A
2, 3, 5, 6, 7, 25, 26, 27, 28, 29, 30	D

- (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 ("ASP") 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 30 天內再付樓價 5%作為加付訂金或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後14天內繳付，以較早者為準。

5% of the purchase price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

- (3) 買方須於簽署臨時合約後180天內繳付樓價90% 作為樓價餘款或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的14天內繳付，以較早者為準。

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 or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(B) 120天現金優惠付款計劃 120-day Cash Payment Plan (照售價減3%) (3% discount from the price)

此付款計劃只適用於購買以下特選住宅物業之買方。

This payment plan is only applicable to the Purchaser(s) of the Special Residential Property(ies) listed below.

特選住宅物業：

Special Residential Property(ies):

樓層 Floor	單位 Unit
2, 28, 29, 30	B
2, 3, 5, 25, 26, 27, 28, 29, 30	C

- (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 ("ASP") 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 30 天內再付樓價 5%作為加付訂金或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後14天內繳付，以較早者為準。

5% of the purchase price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

- (3) 買方須於簽署臨時合約後120天內繳付樓價90% 作為樓價餘款或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後的14天內繳付，以較早者為準。

90% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 120 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.

(C) **建築期付款 Stage 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 & Purchase ("ASP") 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 30 天內再付樓價 5%作為加付訂金或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後14天內繳付。以較早者為準。  
5% of the purchase price being further deposit shall be paid by the Purchaser within 30 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.
- (3) 買方須於簽署臨時合約後 60 天內再付樓價 5%作為部分價款或於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出書面通知的日期後14天內繳付。以較早者為準。  
5% of the purchase price being part payment shall be paid by the Purchaser within 60 days after signing of the PASP or within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser, whichever is the earlier.
- (4) 買方須於賣方就其有能力將住宅物業有效地轉讓予買方一事向買方發出通知的日期後的14天內繳付樓價 85%作為樓價餘款。  
85% of the purchase price being balance of the purchase price shall be paid by the Purchaser within 14 days after the date of written notification to the Purchaser by the Vendor that the Vendor is in a position validly to assign the residential property to the Purchaser.

**備用第一按揭貸款**

**Standby First Mortgage Loan**

買方可向指定財務機構怡家財務有限公司(「財務機構」)申請備用第一按揭貸款。主要條款如下:

The Purchaser may apply for a standby first mortgage loan through Housing Finance Limited ("Finance Company"). Key terms are as follows:

- (a) 第一按揭貸款最高金額為淨樓價\*的85%。  
The maximum first mortgage loan amount shall be 85% of the Net Purchase Price\*.
- (b) 第一按揭貸款年期最長可達30年。  
The maximum tenor of the first mortgage loan is up to 30 years.
- (c) 第一按揭貸款的利率在首3年內以香港上海匯豐銀行有限公司之港元最優惠利率(“P”)減2%計算。其後按P減1%計算。惟第一按揭貸款的利率在首3年不可低於1%。P隨利率浮動調整。按揭利率以財務機構最終批核及決定為準。利率是指年利率。  
The interest rate of the first mortgage loan for the first 3 years shall be calculated at 2% below the Hong Kong Dollar prime rate quoted by The Hongkong and Shanghai Banking Corporation Limited from time to time (“P”) and thereafter at 1% below P. Provided during the first 3 years, interest rate shall not be less than 1%. P is subject to fluctuation. The interest rate will be subject to final approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方須提供足夠文件證明其還款能力。包括但不限於提供足夠文件證明每月還款不超過買方及其擔保人(如有)的每月總入息之60%。  
The Purchaser shall provide sufficient documents to prove his/her repayment ability, including but not limited to providing sufficient documents to prove that the total amount of monthly instalment payment does not exceed 60% of the aggregate total monthly income of the Purchaser and his/her guarantor(s) (if any).
- (e) 第一按揭貸款須以住宅物業之第一衡平法按揭及第一法定按揭作抵押。  
The first mortgage loan shall be secured by a first equitable mortgage and a first legal mortgage over the residential property.
- (f) 第一按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理。一切有關律師費及其他相關的暫墊費用概由借款人繳付。  
The first mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in this loan arrangement shall be borne by the borrower(s).
- (g) 借款人/擔保人須於預計貸款支取日的45天前帶同臨時合約、身份證明文件及入息證明。親身前往財務機構辦理第一按揭貸款申請。借款人/擔保人亦必須提供身份證明及財務機構認為必要的其他相關文件之副本。所有提交的文件。一律不予發還。所有借款人及擔保人必須親身前往財務機構指定律師樓簽署有關法律文件。  
The borrower(s)/guarantor(s) has/have to attend the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof to process the application of first mortgage loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s)/guarantor(s) must also provide duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) and guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.

- (h) 如成功申請，買方需就申請第一按揭貸款向財務機構支付按第一按揭貸款金額計收0.5%的申請手續費。  
The Purchaser shall pay to Finance Company 0.5% of the First Mortgage Loan amount being the application fee for the first mortgage loan if the application is successful.
- (i) 買方應向財務機構查詢有關貸款申請手續及詳情。貸款批出與否及其條款、財務機構有最終決定權。不論貸款獲批與否，買方仍須按正式合約完成住宅物業的交易及繳付住宅物業的樓價全數。就第一按揭貸款之批核，賣方並無給予任何陳述或保證。  
The Purchaser is advised to enquire with the Finance Company about the application procedure 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 Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP. No representation or warranty is given by the Vendor as to the approval of the First Mortgage Loan.
- (j) 此貸款受財務機構不時所訂之其他條款及細則約束。  
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.
- (k) 有關第一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，與民威發展有限公司無關，且於任何情況下民威發展有限公司均無需為此負責。  
The terms and conditions and the approval of applications for the first mortgage loan are subject to the final decision of the Finance Company, and are not related to Million World Development Limited (which shall under no circumstances be responsible therefor).

#### 備用第二按揭貸款

##### Standby Second Mortgage Loan

買方可向指定財務機構怡家財務有限公司(“財務機構”)申請備用第二按揭貸款。主要條款如下:

The Purchaser may apply for a standby second mortgage loan through Housing Finance Limited (“Finance Company”). Key terms are as follows:

- (a) 第二按揭貸款最高金額為淨樓價\*的20%，但第一按揭及第二按揭的總貸款額不能超過樓價的85%，或應繳付之樓價餘額，以較低者為準。  
The maximum second mortgage loan amount shall be 20% of the Net Purchase Price\*, but the total amount of first mortgage loan and second mortgage loan offered shall not exceed 85% of the purchase price, or the balance of purchase price payable, whichever is lower.
- (b) 第二按揭年期最長可達25年或等同或不超過特約第一按揭銀行之首按年期，以較短者為準。  
The maximum tenor of the second mortgage is up to 25 years or same as or not exceeding the first mortgage loan tenor of the designated first mortgage banks, whichever is shorter.
- (c) 第二按揭的利率在首2年內以香港上海匯豐銀行有限公司之港元最優惠利率(“P”)減2%計算，期後按P計算。惟第二按揭的利率在首2年不可低於1%。P隨利率浮動調整。最終按揭利率以財務機構批核及決定為準。利率是指年利率。  
The interest rate of the second mortgage for the first 2 years shall be calculated at 2% below the Hong Kong Dollar prime rate quoted by the Hongkong and Shanghai Banking Corporation Limited from time to time (“P”) and thereafter at P. Provided during the first 2 years, interest rate of the second mortgage shall not be less than 1%. P is subject to fluctuation. The final interest rate will be subject to approval and decision by the Finance Company. Interest rate means interest rate per annum.
- (d) 買方須按財務機構要求提供足夠文件證明其還款能力。  
The Purchaser shall provide sufficient documents to prove his/her repayment ability upon request of the Finance Company.
- (e) 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 Finance Company and the Purchaser shall first obtain a prior consent from the first mortgagee bank to apply for a second mortgage loan.
- (f) 第二按揭及其他有關的貸款文件必須經由財務機構指定律師樓辦理，一切有關這第二按揭貸款的律師費用及其他相關的暫墊費用概由借款人繳付。  
The second mortgage and other related loan documents must be processed through the solicitor firm designated by Finance Company. All legal fees and other incidental out-of-pocket expenses incurred in the second mortgage loan arrangement shall be borne by the borrower(s).
- (g) 第一按揭及第二按揭需獨立審批，借款人/擔保人須於預計貸款支取日的45天前帶同臨時合約、身份證明文件及入息證明，親身前往財務機構辦理第二按揭貸款申請。借款人/擔保人必須提供身份證明及財務機構認為必要的所有相關支持憑證之副本，所有提交的文件，一律不予發還。所有借款人及擔保人必須親身前往財務機構指定律師樓簽署有關法律文件。  
The application of first mortgage loan and second mortgage loan will be approved independently. The borrower(s)/guarantor(s) has/have to come to the office of the Finance Company in person and bring along the PASP, his/their identity documents and income proof to process the application of second mortgage loan in no event later than forty-five days prior to the anticipated loan drawdown date. The borrower(s) and guarantor(s) must provide the duplicate copies of their identity documents and all relevant supporting evidence as the Finance Company may think necessary. The documents provided will not be returned. All the borrower(s) and guarantor(s) must sign the relevant legal documents personally at the office of solicitor designated by the Finance Company.
- (h) 買方須就申請第二按揭貸款向財務機構支付按第二按揭貸款金額計收0.5%或港幣\$5,000作為不可退還的申請手續費，以較高者為準。  
The Purchaser shall pay to Finance Company 0.5% of the second mortgage loan amount or HK\$5,000 being the non-refundable application fee for the second mortgage loan, whichever is higher.
- (i) 買方應向財務機構查詢有關貸款用途及詳情。貸款批出與否及其條款、財務機構有最終決定權。不論貸款獲批與否，買方仍須按正式合約完成購買住宅物業的交易及繳付住宅物業的樓價全數。就第二按揭貸款之批核，賣方並無給予任何陳述或保證。  
The Purchaser is advised to enquire with the Finance Company about 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 Finance Company. Irrespective of whether the loan is granted or not, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the ASP. No representation or warranty is given by the Vendor as to the approval of the Second Mortgage Loan.



(j) 此貸款受財務公司不時所訂之其他條款及條件約束。  
This loan is subject to other terms and conditions as may from time to time be stipulated by the Finance Company.

(k) 有關第一按揭及第二按揭之批核與否及按揭條款及條件以第一按揭銀行及財務機構之最終決定為準，與民威發展有限公司無關，且於任何情況下民威發展有限公司均無需為此負責。  
The terms and conditions and the approval of applications for the first mortgage and the second mortgage are subject to the final decision of the first mortgagee bank and the Finance Company, and are not related to Million World Development Limited (which shall under no circumstances be responsible therefor).

\* 上文「淨樓價」一詞指扣除 (4)(ii)3(a)或(b)所述之賣方根據「代繳從價印花稅優惠」代繳從價印花稅的金額(如有)及(4)(iii)2所述之「僱員、親屬、朋友或商業夥伴現金回贈」(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 Ad Valorem Stamp Duty paid by the Vendor pursuant to "Ad Valorem Stamp Duty" Benefit (if any) (as stated in (4) (ii) 3(a) or (b)) and the amount of cash rebate paid by the Vendor pursuant to "Employees, Relatives, Friends or Business Partners Cash Rebate" (if any) (as stated in (4) (iii) 2).

備註：Note:

a. 有關臨時合約及/或正式合約及/或轉讓契所招致的印花稅(包括但不限於根據香港法例第117章《印花稅條例》可徵收的從價印花稅、額外印花稅、買家印花稅及附加印花稅)，業權文件核證本之費用、所有登記費、圖則費及適當比例之大廈公契及管理合約(大廈公契)製作、登記及完成之費用及其他有關住宅物業的買賣之文件等費用，蓋由買方單獨承擔及繳付。

All stamp duty (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)) arising from the PASP and/or the ASP and/or the subsequent Assignment, the charges for certified copies of title deeds, all registration fees, plan fees and a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") and any other documents relating to the sale and purchase of the residential property shall be solely borne and paid by the Purchaser.

(i) If an individual Purchaser or a corporate Purchaser which is registered in Hong Kong shall also instruct the Vendor's solicitors to act for such purchaser in respect of the purchase of the residential Property, the Vendor shall bear such solicitors' legal costs in respect of the formal Agreement for sale and purchase, the subsequent Assignment and the First Mortgage (if any), exclusive of the legal costs in respect of any guarantee and other security documents, other relevant legal documents and all disbursements, which shall be borne by the Purchaser.

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正式買賣合約、其後之轉讓契及第一按揭(如有)之律師費用，但不包括擔保與其他抵押文件及其相關法律文件的律師費用及所有代墊付費用(該等費用由買家支付)。

(ii) In any other cases, the Purchaser shall bear his own solicitors' legal costs and disbursements in respect of the purchase and any mortgage (if applicable) of the residential Property.  
在任何其他情況下，買方須負責其在有關購買住宅物業及任何抵押(如適用)之所有律師費用及代墊付費用。

(b) 買方須在賣方交吉住宅物業予買方時或之前繳付管理人或償還予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住宅物業已支付的所有費用包括但不限於水及電等公共設施的按金。

The Purchaser shall on or before delivery of vacant possession of the residential property by the Vendor pay to the Manager or reimburse 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 residential property under the DMC and the Purchaser shall reimburse the Vendor for all payments including without limitation to utilities deposits for water and electricity already paid by the Vendor in respect of the residential 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)及(B)所列之售價優惠外，買方還享以下折扣優惠：

In addition to the corresponding discount on the price that is listed in (4)(i)(A) and (B), the Purchaser shall be offered discounts as listed below:

1 「New World CLUB」會員優惠  
Privilege for 「New World CLUB」 member

除根據(4)(i)所列之售價優惠及(4)(iii)所列之贈品、財務優惠或利益外，在簽署臨時買賣合約當日，買方如屬「New World CLUB」會員，可獲3%售價折扣優惠。優惠如下：  
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(如買方是以公司名義)須為「New World CLUB」會員，方可享此折扣優惠。

In addition to the corresponding discount on the Price that is listed in (4)(i) and the gift or financial advantage or benefit listed in (4)(iii), a 3% 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) 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 「New World CLUB」會員特賞折扣  
Special Discount for 「New World CLUB」 member

除根據(4)(i)所列之售價優惠及(4)(iii)所列之贈品、財務優惠或利益及(4)(ii)1所列之折扣外，在簽署臨時買賣合約當日，買方如屬「New World CLUB」會員而購買(在本價單所列的)A單位或D單位可獲額外港幣\$188,000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(如買方是以公司名義)須為「New World CLUB」會員，方可享此折扣優惠。

In addition to the corresponding discount on the price that is listed in (4)(i) and the gift or financial advantage or benefit listed in (4)(iii) and the discount as listed in (4) (ii)1 above, an extra HKD\$188,000 discount from 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 in purchasing Unit A or Unit D (as listed in this Price List). 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) 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.

3 買方簽署臨時買賣合約購買本價單所列之住宅物業，可享有以下其中一項優惠(買方必須於簽署臨時買賣合約時決定選用以下其中一項優惠)：

- (a) (i) 額外售價 **11.25%** 折扣 及  
(ii) 代繳從價印花稅(上限為樓價 **3.75%**)優惠  
受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 **3.75%**)。
- 或**
- (b) 代繳從價印花稅(上限為樓價 **15%**)優惠  
受限於相關交易文件條款及條件(包括但不限於買方須依照買賣合約訂定的日期付清相關樓款#)，賣方會代買方繳付所購之住宅物業的買賣合約所需繳付的從價印花稅(上限為樓價的 **15%**)。
- 或**
- (c) 印花稅優惠  
買方可獲額外售價 **15%** 折扣。

# 以賣方代表律師實際收到款項日期計算。相關樓款指：從價印花稅應付之前，根據相關買賣合約所指定的日期應付的樓款。

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 either one of the benefits set out below (the Purchaser must choose either one of the benefits upon signing of the preliminary agreement for sale and purchase):

- (a) (i) **An extra 11.25% discount from the price; AND**  
(ii) **“Ad Valorem Stamp Duty (maximum 3.75% of the purchase price)” Benefit**  
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 3.75% of the Purchase Price).

**OR**

- (b) **“Ad Valorem Stamp Duty (maximum 15% of the purchase price)” Benefit**  
Subject to the terms and conditions of the relevant transaction documents (including without limitation that the Purchaser shall settle the relevant payments(s)# according to the respective dates stipulated in the agreement for sale and purchase), the Vendor will pay the Ad Valorem Stamp Duty payable by the Purchaser on the agreement for sale and purchase (of the relevant residential property) for the Purchaser (subject however to a cap of 15% of the Purchase Price).

**OR**

- (c) **Stamp Duty Benefit**  
An extra 15% discount from the price will be offered to the Purchaser.

# subject to the actual date of payment(s) received by Vendor's solicitors. The relevant payment(s) refer(s) to the payment(s) which is / are payable according to the respective date(s) stipulated in the relevant agreement for sale and purchase, before the Ad Valorem Stamp Duty is payable.

(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

1 請參閱4(i) 及 4(ii)  
Please refer to 4(i) and 4(ii)

2 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樓價淨樓價\* 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 ~~Purchase Price~~ 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 of the Property ("PASP"), 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) 買方已按照正式買賣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 formal Agreement for sale and purchase.

(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在臨時買賣合約之日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)(i)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 as at the date of the PASP 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)(i) 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.

# 新世界集團的僱員指：直接受僱於新世界集團旗下任何一間公司，包括新世界發展有限公司、新創建集團有限公司、新世界百貨中國有限公司，及前述任何一間公司之直接全資附屬機構 / 附屬業務單位，於香港或中國國內的全職長工員工（惟該合資格員工須提供令賣方滿意的關係證明（就此賣方的決定為最終及具約束力））

an employee of New World Group means: any staff member under full-time permanent employment in Hong Kong or Mainland China and directly employed by any company within New World Group including New World Development Co Ltd, NWS Holdings Ltd, New World Department Store China Ltd and any of their respective wholly-owned direct subsidiaries/ subsidiary business units (provided that the staff must provide adequate proof of such relationship(s) to the Vendor's satisfaction and the Vendor's determination shall be final and binding)

\* 上文「淨樓價」一詞指扣除 (4)(ii)2(2)或(3)所述之賣方根據「代繳從價印花稅優惠」代繳從價印花稅的金額(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 Ad Valorem Stamp Duty paid by the Vendor pursuant to "Ad Valorem Stamp Duty" Benefit (if any) (as stated in (4) (ii) 2(2) or (3) )

(iv) 誰人負責支付買賣該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 the 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

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

請注意：任何人可委任任何地產代理在購買該發展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.theparkville.com.hk

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